



## Cruick Avenue, South Ockendon

**£335,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this Modern well presented TWO BEDROOM MID TERRACED FAMILY HOME, conveniently located in a quiet area in South Ockendon, close to the local shops at Derwant Parade .

Double Glazing | Driveway | Fantastic Location | Out Building | Rear Garden | Terraced House | Two Bedroom |

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**Ali & Co**  
PROPERTY SERVICES

## MODERN 2 BEDROOM MID TERRACE FAMILY HOME

Ali & Co are delighted to bring to the market this Modern well presented TWO BEDROOM MID TERRACED FAMILY HOME, conveniently located in a quite area in South Ockendon, close to the local shops at Derwant Parade, Local Schools are within walking distance. The property is easily accessible to road links M25,A13, it is 1.4 miles a short walk to South Ockendon station C2C.

At the front of the property you have a blocked driveway for 2 vehicles. The family home offers spacious modern accommodation, entering the Hallway is a beautifully presented lounge with feature fire place. The Country style fitted kitchen with a range dual cooker and dining area leads to the conservatory out to the rear garden which has the added bonus of a stunning summer house, there is also 2 sheds and side access to the garden. Upstairs there is two good size double bedrooms with fitted wardrobes and a modern family bathroom.

Internal Viewing highly recommended.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold

### Living room

w: 3.66m x l: 4.15m (w: 12' x l: 13' 7")

### Kitchen/diner

w: 4.66m x l: 2.4m (w: 15' 3" x l: 7' 10")

### Conservatory

w: 3.61m x l: 2.42m (w: 11' 10" x l: 7' 11")

### Bedroom 1

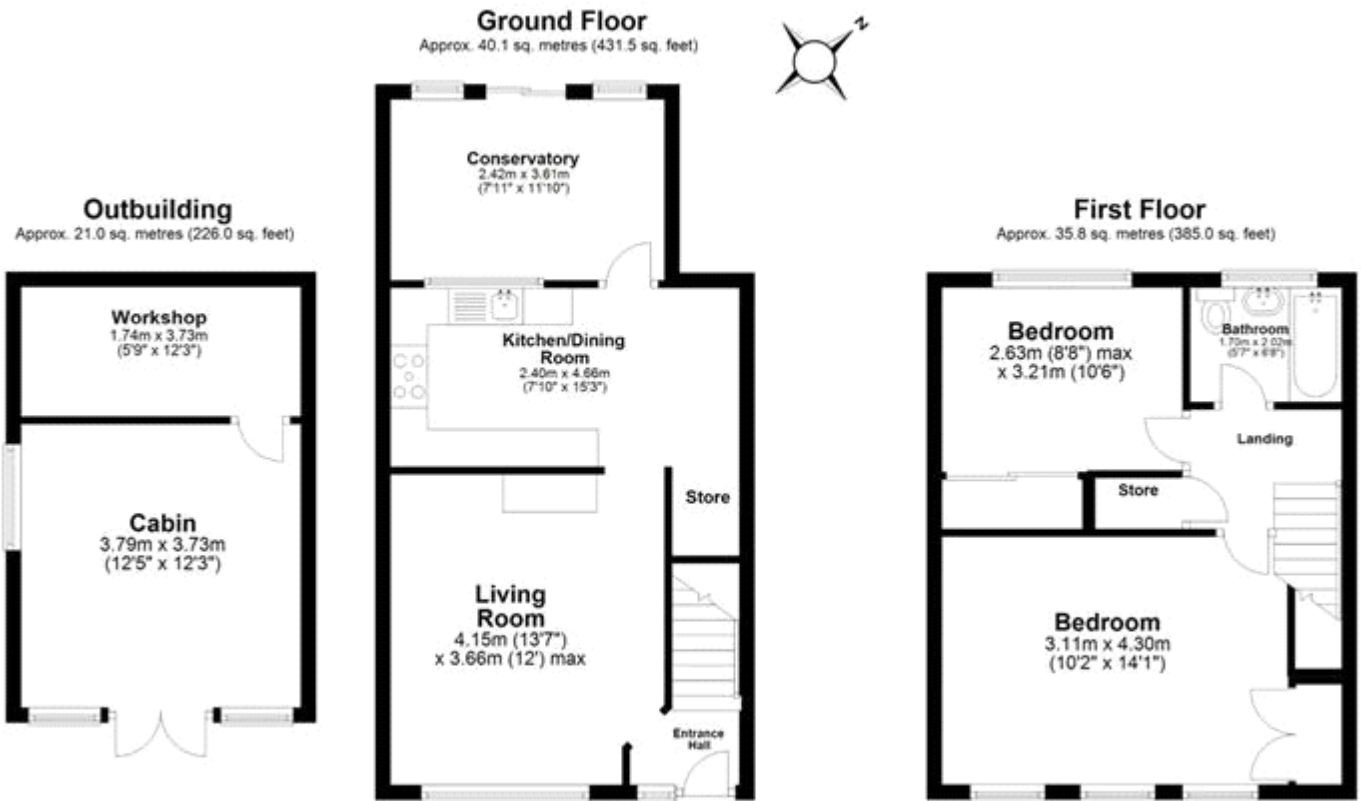
w: 4.3m x l: 3.11m (w: 14' 1" x l: 10' 2")

### Bedroom 2

w: 2.63m x l: 3.21m (w: 8' 8" x l: 10' 6")







Total area: approx. 96.9 sq. metres (1042.6 sq. feet)  
**Cruik Avenue**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.