



Kempsters
ESTATE AGENTS

78 Larkspur Close
South Ockendon RM15 6JG



Asking price
£240,000

This four bedroom terraced house is situated in a convenient location within easy walking distance of South Ockendon station and town centre. The property requires internal modernisation and is offered with no onward chain. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 15'11 x 12'
- Kitchen/breakfast room 18'6 x 10'8
- Bedroom One 13'0 x 8'9
- Bedroom Two 12'2 x 8'8
- Bedroom Three 9'2 x 7'1
- Bedroom Four 12'2 x 7'0
- Shower room
- Rear garden approx 30'
- Garage and parking
- No onward chain

ENTRANCE PORCH

Large built-in storage cupboard. Opaque glazed door leads to:

ENTRANCE HALL

Textured ceiling, three built-in storage cupboards, under stairs storage area, fitted carpet.

GROUND FLOOR CLOAKROOM

Textured ceiling, suite comprising wash hand basin and low flush toilet, vinyl tiled floor.

KITCHEN/BREAKFAST ROOM

18'6 x 10'8 (5.64m x 3.25m)

Double glazed window to front, textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, wall mounted gas central heating boiler, radiator, power points, vinyl floor tiles.

LOUNGE

15'11 x 12' (4.85m x 3.66m)

Full height double glazed window and opaque double glazed door lead to rear garden, textured ceiling, radiator, power points, fitted carpet.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, two built-in storage cupboards, fitted carpet.

BEDROOM ONE

13'0 x 8'9 (3.96m x 2.67m)

Double glazed window to front, textured ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

12'2 x 8'8 (3.71m x 2.64m)

Double glazed window to rear, textured ceiling, radiator, power points, cork tiled floor.

BEDROOM THREE

9'2 x 7'1 (2.79m x 2.16m)

Double glazed window to rear, textured ceiling, radiator, power point, cork tiled floor.



BEDROOM FOUR

12'2 x 7'0 (3.71m x 2.13m)

Double glazed window to front, textured ceiling, radiator, power point, cork tiled floor.

SHOWER ROOM

Textured ceiling with inset spotlights, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, tiled walls, heated towel rail, vinyl floor covering.

REAR GARDEN

in excess of 30' (in excess of 9.14m')

Low maintenance garden with decking, decorative stone and concrete areas, two sheds, rear access.

FRONT GARDEN

Concrete hard standing providing off road parking.

ATTACHED GARAGE

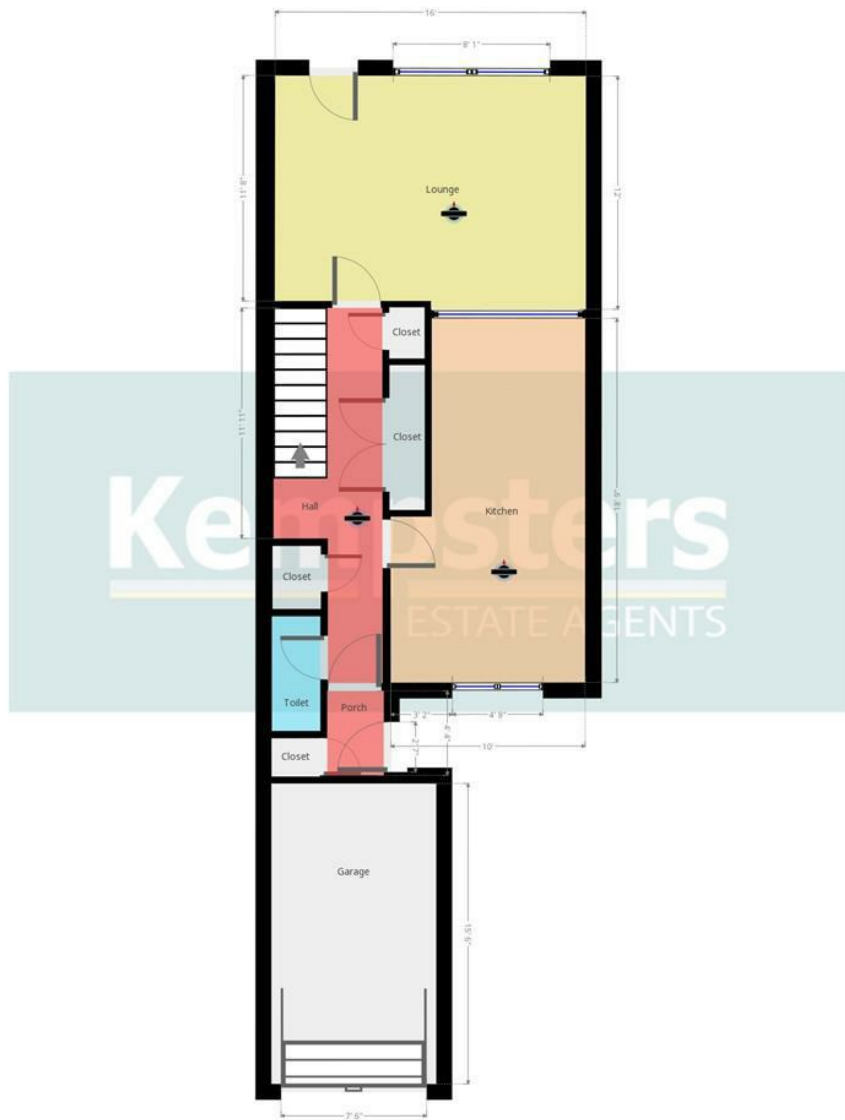
At the front of the property, with up and over door.



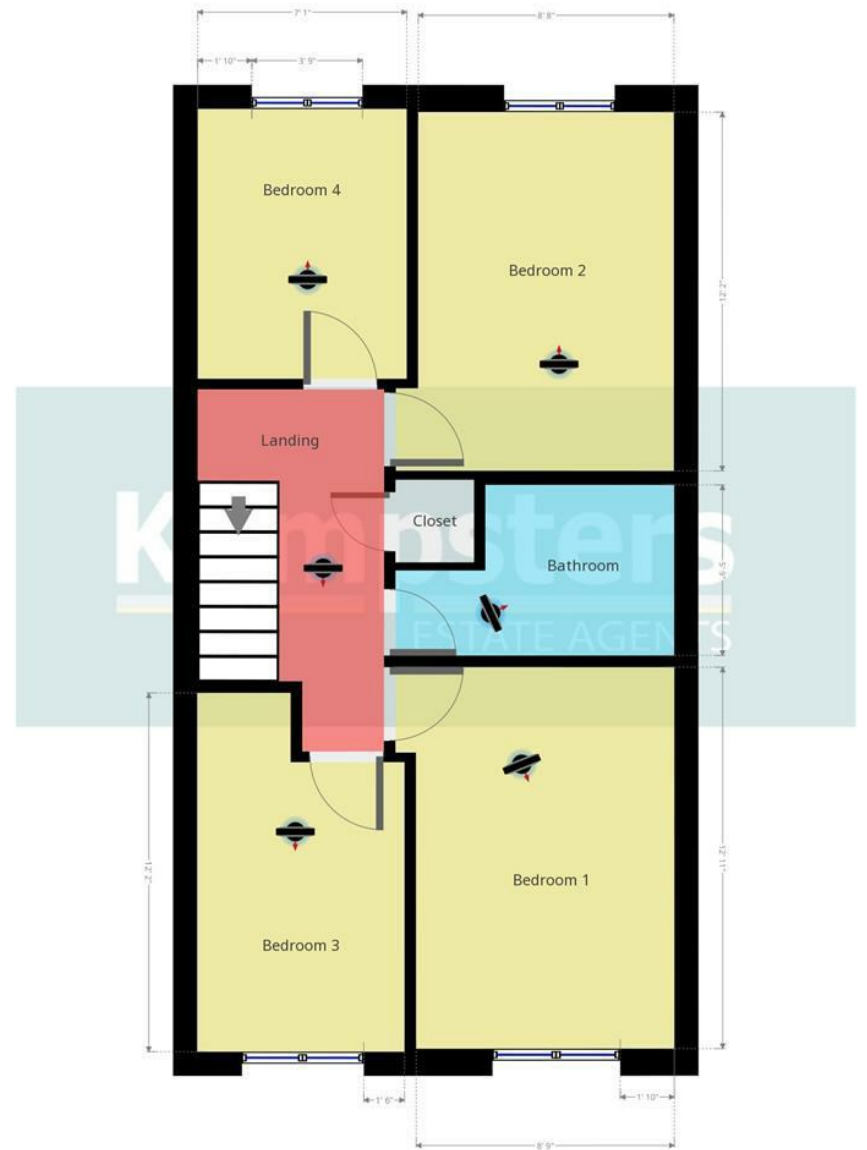








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(40-60) C			(40-60) C		
(15-39) D			(15-39) D		
(9-14) E			(9-14) E		
(2-8) F			(2-8) F		
(1) G			(1) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	