



124a Ongar Road
Brentwood
£260,000

MEACOCK & JONES

****SOLD PRIOR TO MARKETING****

A bright and spacious two bedroom maisonette situated in a very convenient position 0.9 miles to Brentwood Railway Station and within walking distance of Brentwood High Street and local schools. This very well appointed property has accommodation over two floors and provides an excellent living space and a delightful rear garden. The property has been installed with an air purification system and also benefits from allocated parking. This is an ideal property for first time buyers or an investment purchase as there is no ground rent or service charges.

- TWO BEDROOMS
- OPEN PLAN LIVING/KITCHEN AREA
- MODERN SHOWER ROOM
- PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- 0.9 MILES TO BRENTWOOD STATION
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- AIR PURIFICATION SYSTEM
- LONG LEASE



The property is accessed from the road from a picket fence with gate. Open canopy porch. A UPVC double glazed front door provides access to the property.

OPEN PLAN LIVING/KITCHEN AREA 16'1 x 13'1 (4.90m x 3.99m)

This is a very bright and spacious reception room drawing maximum light from a UPVC double glazed bay window overlooking the front elevation. Additional window to the front elevation. Stairs rise to the first floor. The kitchen area is fitted with a good range of units comprising base cupboards, drawers and matching wall cabinets. Wooden worktops. Porcelain sink. Electric hob with extractor above and single oven beneath. Space for washing machine and fridge/freezer. LED lights to ceiling.

FIRST FLOOR LANDING

Access to loft storage. The loft area houses an air purifier system for the property. Coved cornice to ceiling.

BEDROOM ONE 9'8 x 8'4 (2.95m x 2.54m)

This is a good size double bedroom with UPVC double glazed window to the front elevation with radiator below. Space for walk-in cupboard area. Coving to ceiling.

BEDROOM TWO 7'8 x 6'5 (2.34m x 1.96m)

Another good size bedroom with UPVC double glazed window to the front elevation. Continuation of laminate wood strip flooring. Coved cornice to ceiling.

BATHROOM

A well appointed room consisting of a walk-in shower cubicle with wall mounted controls, white close coupled WC and pedestal wash hand basin. Tiling to floor and part tiling to walls. LED lights to ceiling.

REAR GARDEN

A most attractive feature to this property is the pretty rear garden with paving. Timber shed and and fencing to boundaries.

AGENTS NOTE

TENURE: LEASEHOLD

There are 160 Years remaining on the Lease

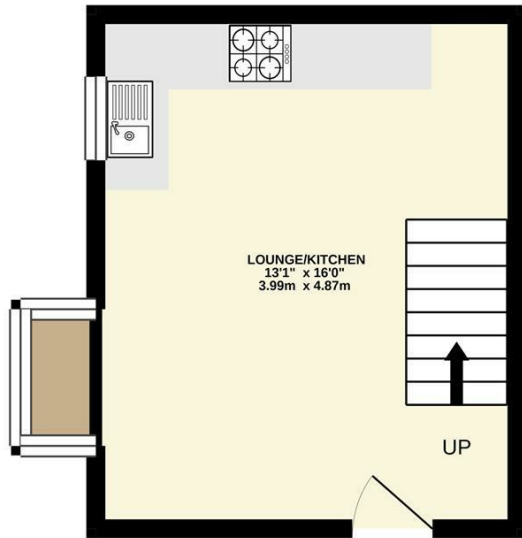
No Ground Rent or Maintenance Charges on the property.

The property benefits from its own private parking space and also a visitors parking space available.

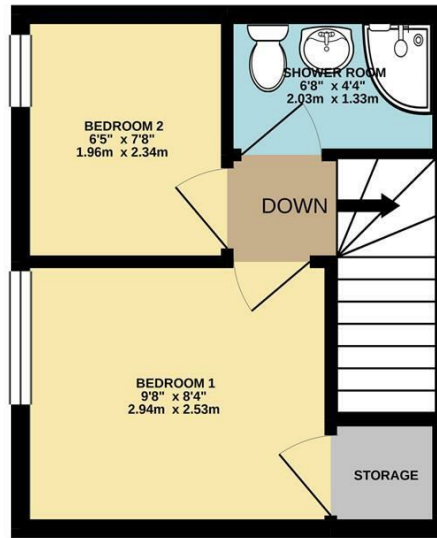




GROUND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
209 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		