

FREEHOLD



House - Terraced

# CORNWALLIS ROAD, DAGENHAM, RM9 5LS

Guide Price

## £375,000

### FEATURES

- THREE BEDROOMS
- 20' EXTENDED KITCHEN DINER
- BRAND NEW COMBI BOILER
- OFF ROAD PARKING
- 14' LOUNGE
- SHOWER ROOM/WC
- NO CHAIN
- LOVELY BACK GARDEN



## STEPS

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

## HALLWAY

Cupboard.

## LOUNGE

14 x 11

Window to front.

## SHOWER ROOM/WC

Window to rear.

## EXTENDED KITCHEN/DINING ROOM

20' x 14'

Doors opening to garden.

## LANDING

Loft access.

## BEDROOM ONE

15' x 9'2

Window to front.

## BEDROOM TWO

11' x 9'3

Window to rear.

## BEDROOM THREE

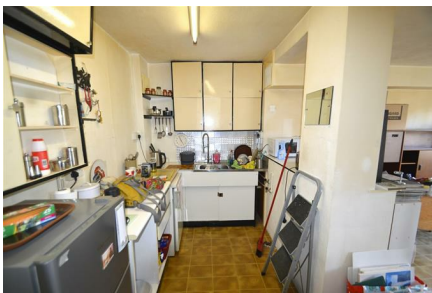
8'6 x 8'

Window to rear.

## EXTERIOR

Off road parking to front, lovely paved back garden, mature flower borders.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

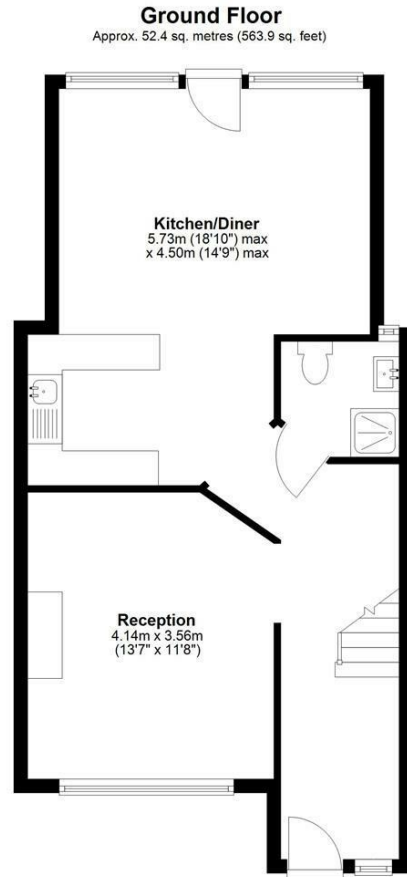
**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**C**



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

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.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>83</b> |
| (81-91) <b>B</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 |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

