

FREEHOLD



House - Terraced

BEVERLEY ROAD, DAGENHAM, RM9 5HR

Guide Price

£350,000

FEATURES

- Guide Price - £365,000 - £385,000
- Lounge
- First Floor Bathroom
- Off Street Parking
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Approx 30m Garden offering the potential to extend (stpp)



STEPS

Estate Agents

2 Bedroom House - Terraced located in Dagenham

Guide Price - £365,000 - £385,000

Steps are delighted to offer for sale this two bedroom family home, located off Wood Lane and therefore within easy access of local transport and shopping facilities. To the ground floor the property consists of a lounge and kitchen, with the two bedrooms and shower room to the first floor. With added benefits to include, Gas central heating, Double glazing, Off street parking, and an approx 30m rear garden, which offers the potential to extend (stpp).

Entrance

Via door to hallway

Hallway

Laminate effect wood flooring. Understairs storage cupboard. uPVC window to rear. Staircase to first floor.

Lounge

12'11" x 12'7"

uPVC window to front. Laminate effect wood flooring. Radiator.

Kitchen

9'9" x 8'2"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl single drainer sink unit with mixer taps. Spaces for washing machine, fridge freezer and cooker. Wall mounted combination boiler. Tiled walls and flooring. Radiator. uPVC window to rear. Door to garden.

Landing

Access to loft. Doors to

Bedroom One

16'2" x 9'10"

uPVC window to front. Radiator. Fitted wardrobes

Bedroom Two

11'5" x 7'6"

uPVC window to rear. Radiator. Laminate effect wood flooring. Built in cupboard.

Shower Room

5'7" x 4'9"

Shower cubical. Pedestal wash hand basin. Low level WC. Tiled flooring. Radiator. Extractor fan. Obscure glazed uPVC window to rear.

Rear Garden

98'7" x 16'8"

Commencing with patio leading to lawn with decking area to rear. Offering the potential to extend (stpp)

Front Garden

Providing off street parking

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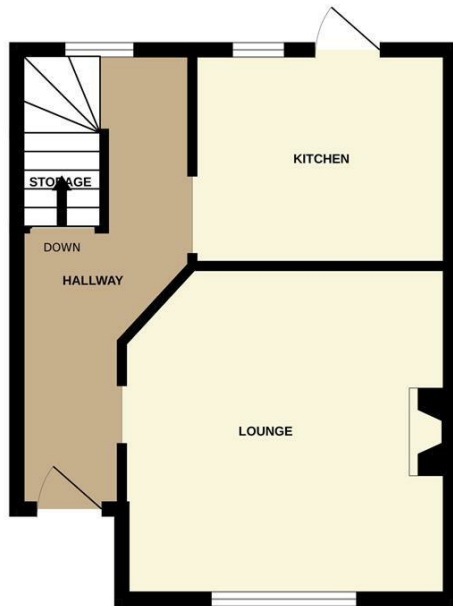
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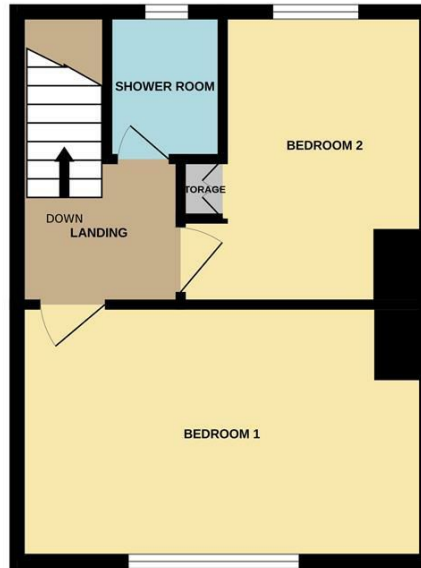
dagenham@steps.me.uk
www.steps.me.uk

Council Tax Band
C

GROUND FLOOR



1ST FLOOR



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		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.

