

FREEHOLD



House - Terraced

ROGERS ROAD, DAGENHAM, RM10 8JU

Asking Price

£385,000

FEATURES

- Extended Family Home
- Living Room
- Extended Dining Room
- Gas Central Heating
- Two Bedrooms
- Fitted Kitchen
- First Floor Bathroom
- Double Glazing



STEPS

Estate Agents

2 Bedroom House - Terraced located in Dagenham

Entrance

Via composite door to

Living Room

16'1" x 12'9"

uPVC window to front. Two radiators. Feature fire place with coal fire. Staircase to first floor. Opening to kitchen

Kitchen

9'9" x 8'3"

Range of fitted wall and base units with roll top work surfaces. Single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with extractor over. Integrated fridge and freezer. Spaces for washing machine and dishwasher. Tiled flooring. Opening to dining room.

Dining Room

14'10" x 10'1"

Laminate effect wood flooring. Radiator. Coving to ceiling. uPVC patio door to garden.

Landing

Access to loft, doors to

Bedroom One

16'1" x 9'10"

uPVC window to front. Fitted wardrobes. Double radiator. Wall mounted boiler.

Bedroom Two

11'5" x 7'11"

uPVC window to rear. Two built in wardrobes. Double radiator.

Bathroom

5'6" x 4'4" > 7'11"

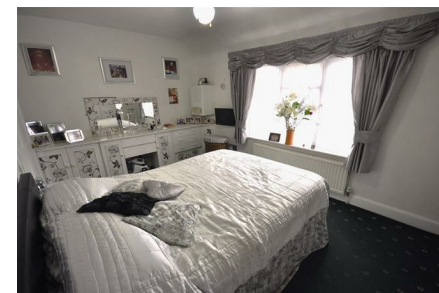
Obscure glazed window to rear. Panel enclosed bath with mixer taps and

shower attachment. Pedestal wash hand basin. Low level WC. Tiled splash backs. Radiator.

Rear Garden

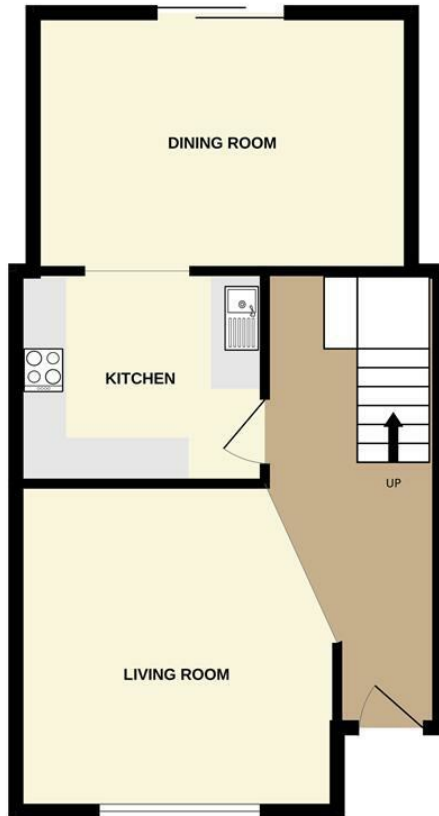
25 approx

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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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Call us on

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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

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