



LEASEHOLD

Maisonette

TREFGARNE ROAD, DAGENHAM, RM10 7QX

Guide Price
£250,000

FEATURES

- Guide Price - £250,000 - £265,000
- ****CHAIN FREE****
- Split Level Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- GCH & Double Glazing



2 Bedroom Maisonette located in Dagenham

Guide Price - £250,000 - £265,000. Steps are pleased to offer for sale this CHAIN FREE, split level maisonette located within easy access of local schools, shopping and transport facilities. The property has the benefits of having TWO DOUBLE BEDROOMS, modern bathroom, LOUNGE/DINER and fitted kitchen. Being located on the second and third floors and with further benefits to include, Gas fired central heating and uPVC Double glazing. This property could make an ideal first time or buy to let purchase.

Entrance

Via communal security door. Communal staircase to second floor. Private door to

Hallway

Radiator. Laminate effect wood flooring. Built in cupboard. Staircase to first floor. Doors to

Lounge/Diner

18'11" x 12'11"

Laminate effect wood flooring. Two radiators. Two uPVC doors to balcony. uPVC window to front.

Kitchen

9'2" x 7'2"

Range of fitted wall and base units with roll top work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with extractor over. Spaces for washing machine and fridge freezer. Tiled flooring. uPVC window to rear.

Landing

Obscure glazed uPVC window to rear. Doors to

Bedroom One

12'11" x 10'1"

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

Bedroom Two

12'11" x 8'7"

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

Bathroom

7'2" x 7'3" max

Panel enclosed bath. Pedestal wash hand basin. Low level WC. Chrome effect heated towel rail. Obscure glazed uPVC window to rear.

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

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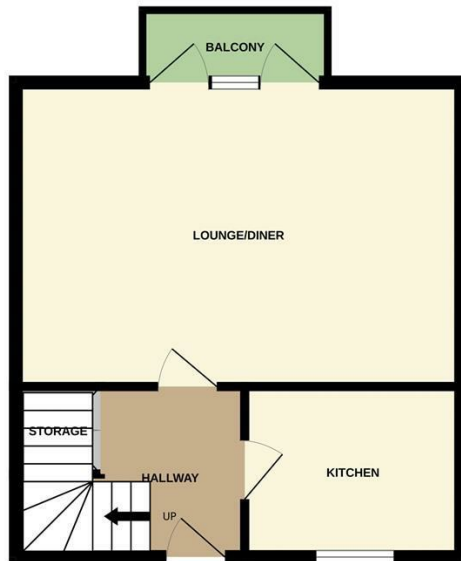
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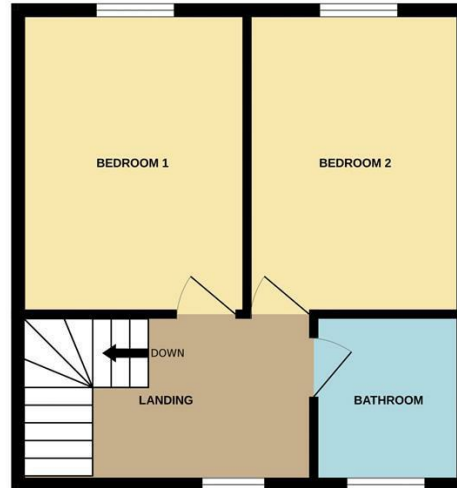
Council Tax Band

B

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			80
(55-68) D	65		
(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.

