

FREEHOLD



House - Terraced

# COLEMAN ROAD, DAGENHAM, RM9 6JU

Asking Price

£375,000

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- \*\*EXTENDED FAMILY HOME\*\*
- Three Bedrooms - Formally Two
- Lounge/Diner
- Extended Kitchen
- Ground Floor Bathroom
- GCH & D/Glazing
- Off Street Parking



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in

## Entrance

Via uPVC door to hallway

## Hallway

Laminate effect wood flooring. Radiator. Understairs storage cupboard. Doors to

## Lounge

12'10" x 12'7" max

Double glazed window to front. Coving to ceiling. Dado rail. Two radiators. Opening to dining area.

## Dining Area

9'9" x 8'6"

Laminate effect wood flooring. Radiator. French doors to kitchen.

## Kitchen

9'6" x 8'7"

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 splashbacks. Built in oven and hob with extractor over. Spaces for washing machine and fridge freezer. Double glazed window to rear. Double glazed door to garden.

## Ground Floor Bathroom

9'6" x 5'8"

Panel enclosed bath. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Radiator. Extractor fan. Obscure double glazed window to rear.

## Landing

Doors to

## Bedroom One

16'1" x 9'11"

Two double glazed windows to front. Laminate effect wood flooring. Radiator.

## Bedroom Two

11'3" x 7'4"

Double glazed window to rear. Radiator.

## Bedroom Three (formally a bathroom)

7'5 x 5'1

Double glazed window to rear. Radiator.

## Rear Garden

25 approx

Paved leading to lawn. Decking to rear. Wooden shed.

## Front Garden

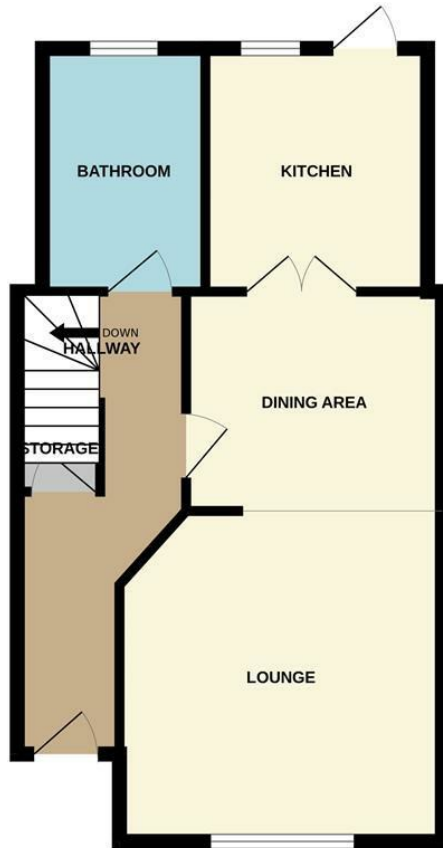
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GROUND FLOOR



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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Call us on

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**Council Tax Band**

**C**

| 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>64</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 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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