



FREEHOLD

House - Terraced

FLAMSTEAD ROAD, DAGENHAM, RM9 4JJ

Asking Price

£350,000

FEATURES

- CHAIN FREE
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- TWO BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- OFF STREET PARKING FOR 2 CARS



2 Bedroom House - Terraced located in Dagenham

Entrance

Via uPVC door to hallway

Hallway

Built in cupboard housing combi boiler. Staircase to first floor. Radiator. Laminate effect wood flooring. Door to

Dining Room

10'7" x 9'2"

uPVC window to front. Laminate effect wood flooring. Radiator. Coving to ceiling. Opening to Lounge

Lounge

13'3" x 10'7"

uPVC window to rear. Laminate effect wood flooring. Double radiator.

Kitchen

9'4" x 5'7"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit. Tiled splash backs. Spaces for washing machine, cooker and fridge freezer. Tiled flooring. uPVC window to rear. uPVC door to garden

Landing

Access to loft. Doors to

Bedroom One

16'9" x 11'1" into alcove

uPVC window to front. Double radiator. Fitted wardrobes. Built in storage cupboard.

Bedroom Two

11'6" x 10'9"

uPVC window to rear. Double radiator.

Bathroom

6'3" x 5'3"

Panel enclosed bath with mixer taps. Pedestal wash hand basin. Low level WC. Tiled splash backs. Extractor fan. Radiator. Obscure glazed uPVC window to rear.

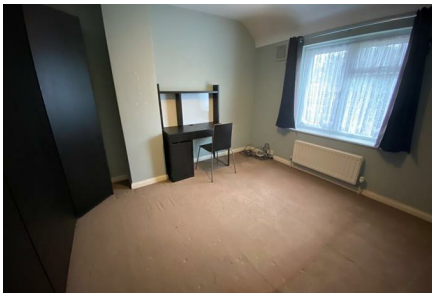
Rear Garden

40 approx

Artificial lawn with wooden shed to rear.

Front Garden

Block paved providing off street parking for two cars.



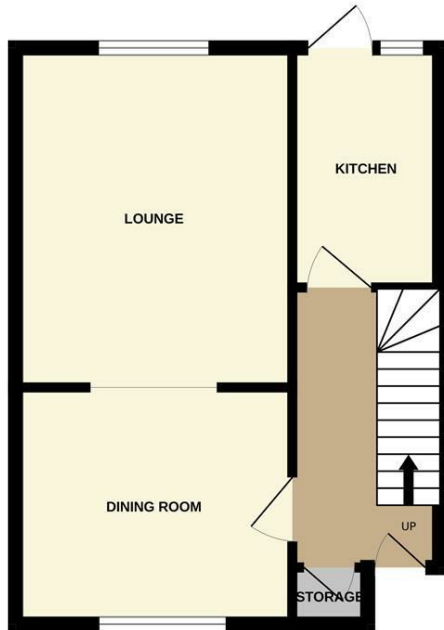
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Council Tax Band
C

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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