



House - Terraced

# PUFFIN CLOSE, BARKING, IG11 0GT

Guide Price  
**£350,000**

### FEATURES

- NO CHAIN
- OPENPLAN LOUNGE KITCHEN
- GARDENS
- BARKING RIVERSIDE
- TWO BEDROOMS
- NEW BATHROOM
- PRIVATE CAR PARK SPACE
- THAMES CLIPPER



# 2 Bedroom House - Terraced located in Barking

WALK TO BARKING RIVERSIDE STATION.. Superb TWO BEDROOM house with OPENPLAN lounge kitchen area. first floor bathroom, new bathroom. Allocated private car park space. Walking distance to the THAMES CLIPPER ferry boat service. Guide Price £350,000-£375,000

Call us on

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

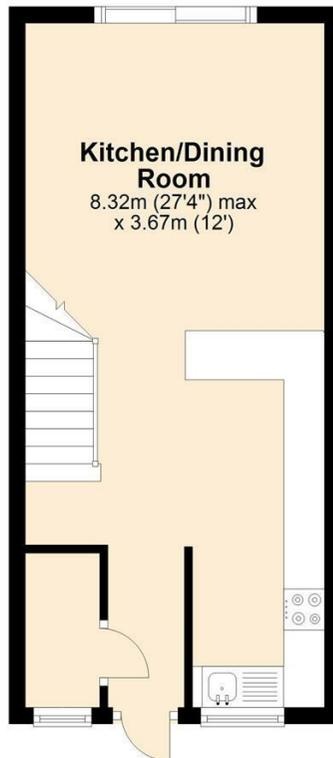
[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**C**

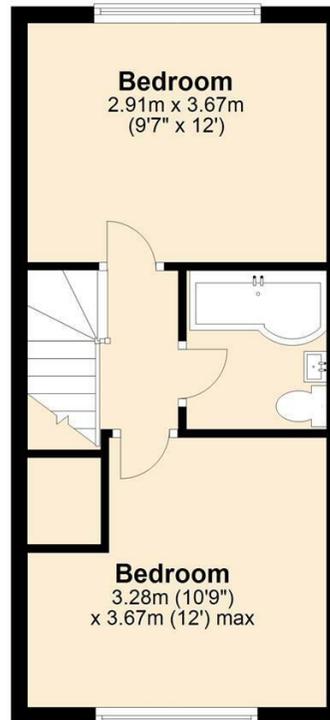
## Ground Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 61.1 sq. metres (657.3 sq. feet)

| Energy Efficiency Rating                           |          | Current                    | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                            |           |
| (92 plus)  | <b>A</b> |                            | <b>87</b> |
| (81-91)  | <b>B</b> |                            |           |
| (69-80)  | <b>C</b> | <b>72</b>                  |           |
| (55-68)  | <b>D</b> |                            |           |
| (39-54)  | <b>E</b> |                            |           |
| (21-38)  | <b>F</b> |                            |           |
| (1-20)   | <b>G</b> |                            |           |
| <i>Not energy efficient - higher running costs</i> |          |                            |           |
| <b>England &amp; Wales</b>                         |          | EU Directive<br>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.

