



FREEHOLD

House - Terraced

# LODGE AVENUE, DAGENHAM, RM8 2JP

Guide Price

# £350,000

## FEATURES

- TWO BEDROOMS
- GAS CENTRAL HEATING
- FITTED KITCHEN
- LOVELY WEST FACING GARDEN
- UPSTAIRS BATHROOM
- LOUNGE
- CONSERVATORY NEW SOLID ROOF
- COUNCIL TAX C



# 2 Bedroom House - Terraced located in Dagenham

## HALLWAY

Under stairs cupboard.

## LOUNGE

14 x 13

Bay window to front.

## KITCHEN

10 x 9

Fitted base, wall units, window and door leading to ....

## CONSERVATORY EXTENSION

16 x 9

With combi boiler, new solid roof, doors to garden.

## LANDING

Access to insulated loft.

## BEDROOM ONE

17 x 10

Window to front.

## BEDROOM TWO

10 x 8'6

Window overlooking open fields to rear, built in cupboard.

## SHOWER ROOM

Three piece suite, window to rear.

## EXTERIOR

Off road parking two cars, lovely west facing back garden, timber shed, lawn, patio, open sports field to rear.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

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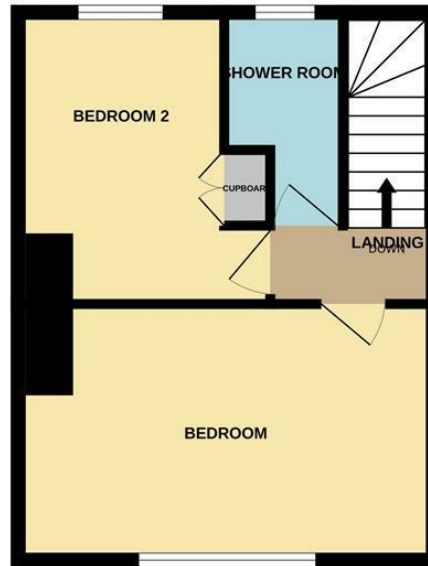
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Council Tax Band  
**C**

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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