





<u> 合2</u> 空1 四1 三 C

House - Terraced (EPC Rating: C)

GRAFTON ROAD,, DAGENHAM,,RM8 1QP. Guide Price





## 2 Bedroom House - Terraced located in Dagenham

TWO BEDROOM terraced house in good condition, in sought after location. Guide Price £340,000-£350,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other itens 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 guaran as to their operability or officiency can be given.

Council Tax Band C Energy Performance Graph

 Energy Efficiency Rating

 Current
 Potential

 Very energy efficient - lower running costs
 02 plus) A
 87

 (81-31)
 B
 71
 87

 (85-66)
 D
 71
 71

 (39-54)
 E
 71
 1

 (1-20)
 G
 G
 1

 Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 2002/91/EC

Call us on

## 020 8593 5933 dagenham@steps.me.uk www.steps.me.uk

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.

