

FREEHOLD



House - Terraced

# OSBORNE SQUARE (WD), DAGENHAM, RM9 5AX

Guide Price

£350,000

## FEATURES

- EXTENDED KITCHEN
- TWO BEDROOMS
- GAS CENTRAL HEATING
- COUNCIL TAX C
- LOUNGE DINER
- UPSTAIRS BATHROOM/WC
- DOUBLE GLAZED
- EASY WALK TO HEAHWAY



**STEPS**

Estate Agents

# 2 Bedroom House - Terraced located in Dagenham

## HALLWAY

Under stairs cupboard, window.

## LOUNGE DINER

22 x 13

Window to front.

## EXTENDED KITCHEN

15 x 9'6

Wall mounted combi boiler, fitted base/wall units, windows and door to garden.

## LANDING

Loft access.

## BEDROOM ONE

16 x 10'6

Window to front.

## BEDROOM TWO

11 x 9'7

Window to rear.

## BATHROOM

Enlarged... Three piece suite, window.

## EXTERIOR

Paved front garden, off road parking. Lovely 35' approx back garden.

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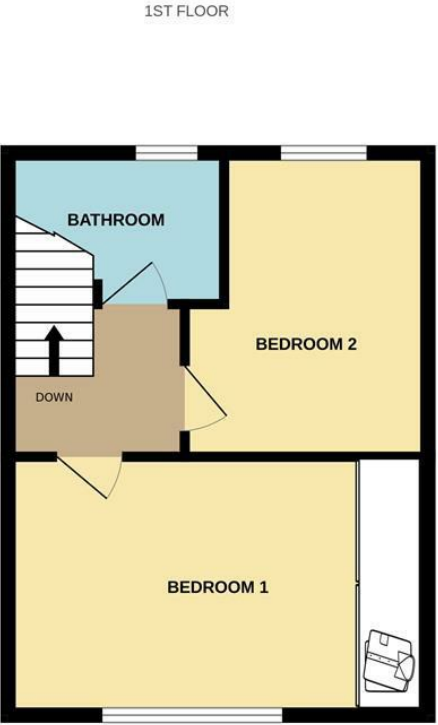
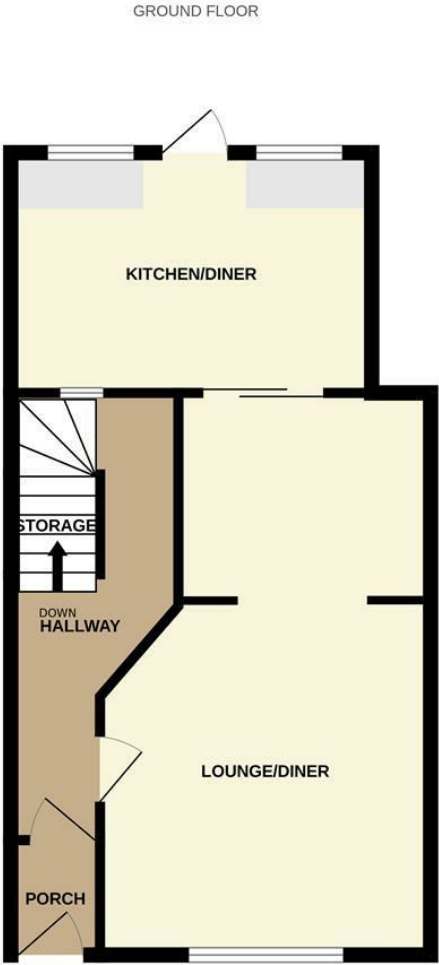


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**Council Tax Band**



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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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