

FREEHOLD



House - Terraced

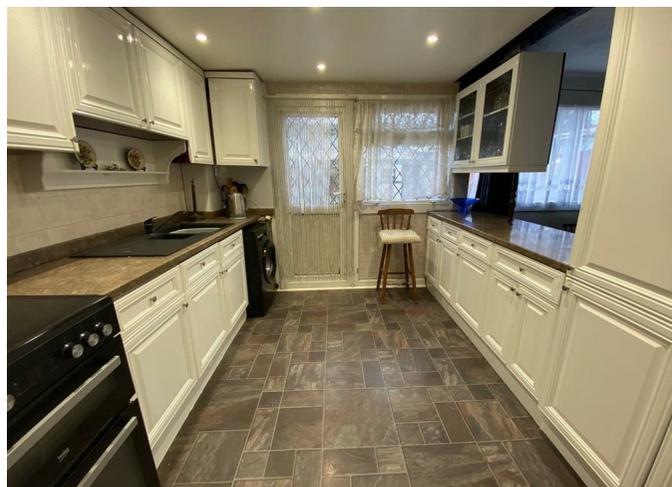
MAPLESTEAD ROAD, DAGENHAM, RM9 4XU

Asking Price

£370,000

FEATURES

- Non Standard Construction
- Three Bedrooms
- Modern Fitted Kitchen
- First Floor Bathroom
- ****CHAIN FREE****
- Lounge Kitchen
- Ground Floor WC
- uPVC Double Glazing



3 Bedroom House - Terraced located in Dagenham

Steps are delighted to offer for sale this CHAIN FREE three bedroom family home located within easy access of Lodge Avenue and the A13. The property comprises of a Lounge/Dining Room, Modern Fitted Kitchen and WC to the ground floor with the three bedrooms and bathroom to the first floor. With added benefits to include, uPVC double glazing, and a low maintenance rear garden. This property is of Non Standard Construction so some mortgage restriction may apply.

Entrance

Via uPVC door to porch

Porch

uPVC windows. Door to

Hallway

Staircase to first floor. Doors to

Lounge/Diner

23'2" x 12'2" max

Dual aspect uPVC windows to front and rear. Feature fire place. Built in cupboard.

Kitchen

11'6" x 10'0"

Range of fitted wall and base units with roll top worksurfaces. One and a half bowl single drainer sink unit with mixer taps and tiled splash backs. Spaces for washing machine, tumble dryer, cooker and fridge freezer. uPVC window to rear. uPVC door to garden.

Ground Floor WC

4'7" x 2'9"

Low level WC. Wash hand basin. Window to front.

Landing

Access to loft. Two built in cupboards. Doors to

Bedroom One

12'11" x 10'7"

uPVC window to front. Built in wardrobe.

Bedroom Two

11'10" x 10'10" max

uPVC window to rear. Built in wardrobe.

Bedroom Three

8'7" x 7'6"

uPVC window to front.

Bathroom

6'9" x 5'10"

Panel enclosed bath with electric shower over. Inset wash hand basin with cupboard under. Low level WC. Tiled splash backs. Obscure glazed uPVC window to rear.

Rear Garden

38'9" x 17'9"

Mainly paved. Pond. Shed.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



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

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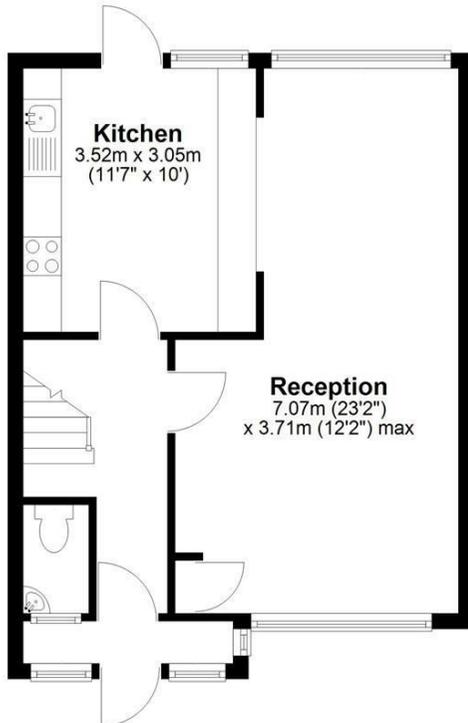
www.steps.me.uk

Council Tax Band

C

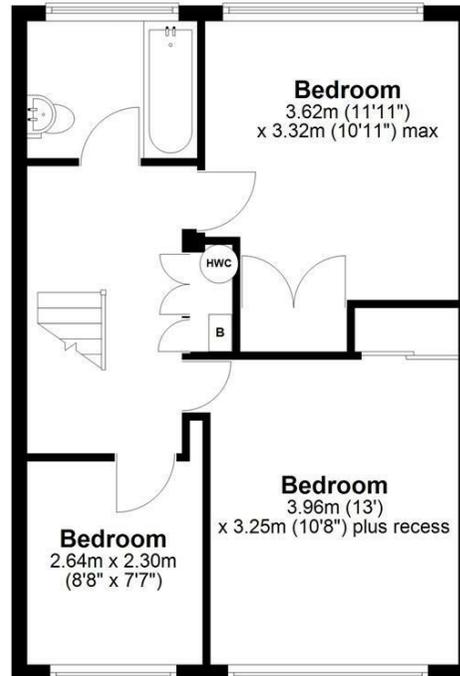
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)

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 give.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
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.

