

FREEHOLD

House - Terraced

WOOD LANE, DAGENHAM, RM8 3NR

Guide Price

£375,000

FEATURES

- GUIDE PRICE - £375,000 - £400,000 • ****CHAIN FREE****
- Three Bedrooms
- Fitted Kitchen
- GCH & D/Glazing
- Lounge
- Ground Floor Bathroom
- Off Street Parking



STEPS

Estate Agents

3 Bedroom House - Terraced located in Dagenham

Entrance

Via uPVC door to

Lounge

17'9" x 13'7" max

uPVC window to front. Feature fire place. Laminate effect wood flooring. Two radiators. Built in cupboard housing plumbing for washing machine. Staircase to first floor. Doors to

Kitchen

11'10" x 6'0" max

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Spaces for cooker and fridge freezer. Laminate effect wood flooring. uPVC window to rear. uPVC door to garden.

Bathroom

5'5" x 5'3" max

Panel enclosed bath with shower over. Wash hand basin. Low level WC. Tiled walls. Laminate effect wood flooring. Radiator. Obscure glazed uPVC window to rear.

Landing

Access to loft. Doors to

Bedroom One

14'7" x 9'1"

uPVC window to front. Radiator. Feature cast iron fire place. Built in cupboard.

Bedroom Two

10'9" x 9'2"

uPVC window to rear. Radiator. Built in cupboard.

Bedroom Three

8'4" x 7'8"

uPVC window to rear. Radiator.

Rear Garden

60'0" x 18'0" approx

Raised decking area leading to lawn.

Front Garden

providing off street parking for 2 cars

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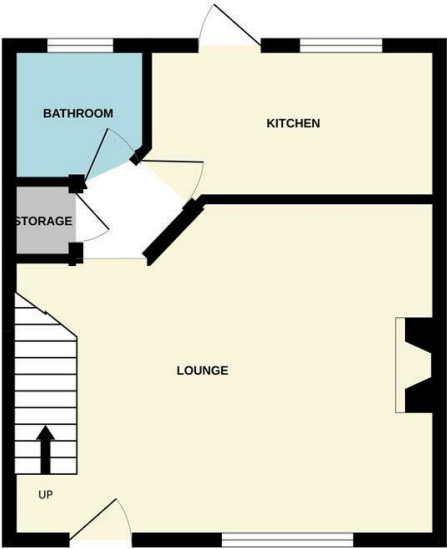


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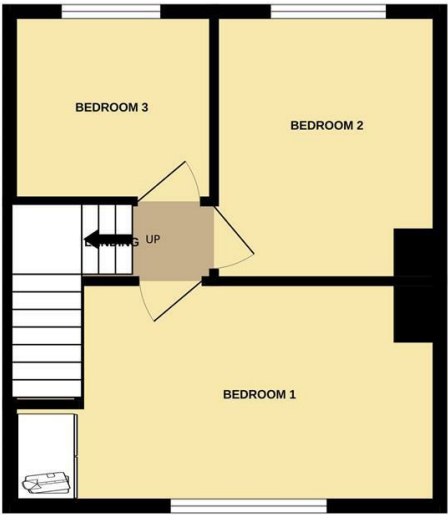
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Council Tax Band
C

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) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(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.

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