

FREEHOLD



House - Terraced

PUFFIN CLOSE, BARKING, IG11 0GT

Offers In The Region Of
£375,000

FEATURES

- TWO BEDROOMS
- BOARDED LOFT AREA/ROOM
- LARGE KITCHEN DINER
- TWO PARKING SPACES
- FIRST FLOOR BATHROOM/WC
- NICE SIZE LOUNGE
- DOWNSTAIRS WC
- COUNCIL TAX C



STEPS

Estate Agents

2 Bedroom House - Terraced located in Barking

HALLWAY

LOUNGE

13 x 12

Window to front.

KITCHEN DINER

14 x 10

Fitted base wall units combi gas boiler, large understairs cupboard (used as a gaming room) window to garden, door to lobby, with access to garden.

DOWNSTAIRS CLOAKROOM

With WC, basin.

LANDING

Access to boarded loft (pull down ladder.

BEDROOM ONE

14 x 10

Built in wardrobe cupboards, windows to front.

BEDROOM TWO

15 x 9

Built in wardrobe cupboard, window to back.

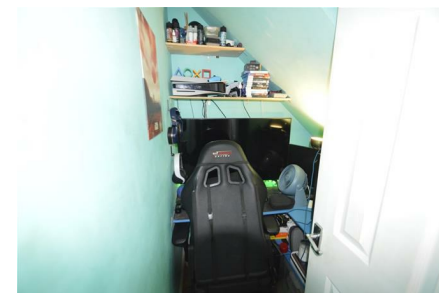
BATHROOM

Three piece suite, window to rear.

EXTERIOR

Two car park spaces to front. Lovely back garden, with patio and lawn.

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.

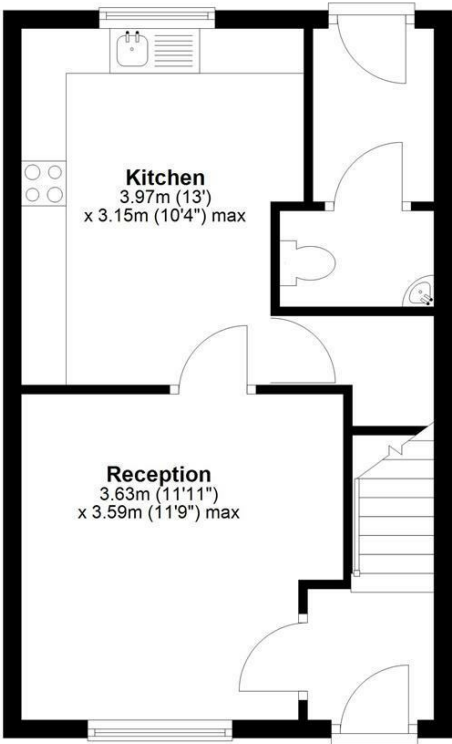


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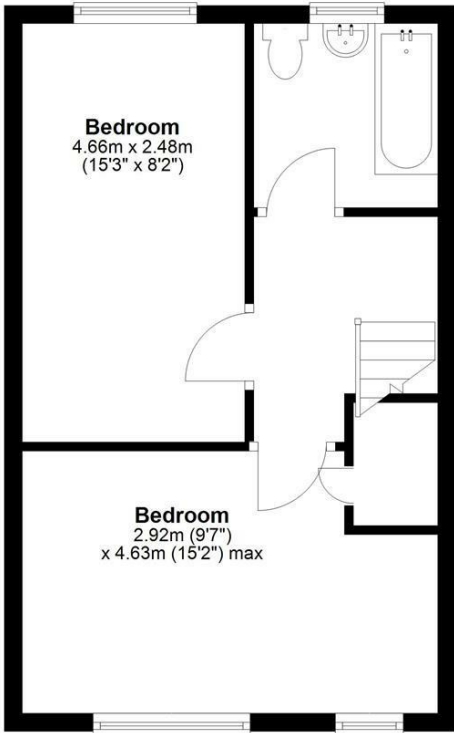
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Council Tax Band
C

Ground Floor
Approx. 35.4 sq. metres (381.3 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 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 given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

