



Wilmington Gardens, Barking IG11 9TT

£2,500

Birchills Estates Agents are very pleased to present the rental market this 3 bedroom home, within close walking distance to Barking Train Station.

The first floor offers a further 2 double bedrooms, a single bedroom and a family bathroom.

The ground floor boasts 2 open plan reception rooms, and a huge modern kitchen/diner with appliances.

There is off street parking for two cars on the driveway, and to the rear of the house you will find a beautiful low maintenance private garden.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to let very quickly.

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Reception Room

27'6" x 11'11" (8.4 x 3.65)

Living Room

Kitchen

9'2" x 6'9" (2.81 x 2.06)

Kitchen/Diner

16'10" x 9'3" (5.14 x 2.84)

Bedroom 1

12'0" x 12'0" (3.67 x 3.66)

Bedroom 2

15'0" x 10'11" (4.58 x 3.35)

Bedroom 3

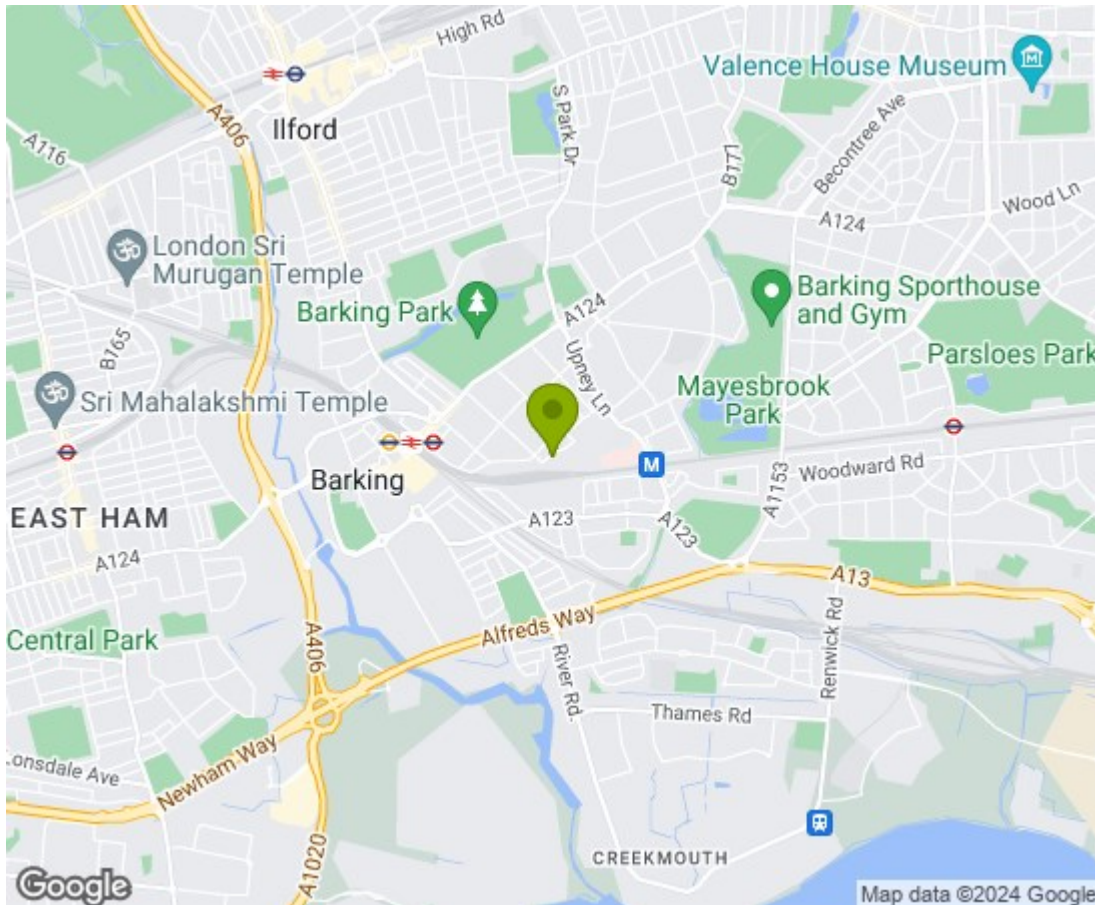
12'0" x 11'0" (3.67 x 3.36)

Front Of House

Garden

Bathroom

Entrance Hall



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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