



FREEHOLD

House - Terraced

# GERALD ROAD, DAGENHAM, RM8 1PT

## £465,000

### FEATURES

- Extended Family Home
- Through Lounge
- Ground Floor Shower Room
- Gas Central Heating
- Three Bedrooms
- Kitchen/Diner
- First Floor Bathroom
- Double Glazing



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

## Entrance Hall

Doors to reception, Door to kitchen, Door to Ground floor shower room, Under-stair storage cupboard housing Meters, Wall mounted radiator, Laminate flooring and stairs to First floor

## Living Room

24'4" x 11'0"

uPVC Double glazed window to front aspect, x2 Wall mounted Radiators, Double glazed sliding doors to Kitchen.

## Kitchen/Diner

15'10" x 10'6"

uPVC Window to rear, uPVC French doors to garden. Range of fitted wall and base units with work surface over, Stainless steel sink with mixer tap over, Space for freestanding Gas oven, Extractor over. Spaces for Washing machine and fridge freezer. Tiled splash backs. Wall mounted Radiator and Wood flooring laid.

## Shower Room

7'6" x 2'9"

Low level WC, Wall mounted Radiator, Extractor fan, Wash hand basin with vanity unit under, Shower enclosure with electric shower over, Tiled walls and flooring.

## First Floor Landing

Doors to all rooms, Loft access

## Bedroom One

12'7" x 9'6"

uPVC Double Glazed window to front, Wall mounted radiator, Feature fire place with surround, Fitted wardrobes.

## Bedroom Two

11'0" x 10'2"

Double glazed window to rear, Wall mounted Radiator, Fitted wardrobes, Ceiling fan.

## Bedroom Three

7'3" x 5'11"

Double glazed window to front aspect, Wall mounted radiator. Laminate effect wood flooring.

## Bathroom

6'0" x 5'10"

uPVC window to rear, Concealed light, Wash hand basin, Low level WC, Bath with shower attachments over, Wall mounted radiator, Tiled walls, and Vinyl flooring.

## Rear Garden

41'11" x 14'0"

Step onto Brick paved rear garden, Outside Tap, Outside light, Outside electrical socket points, x2 Flower beds,.

## Summer House

15'7" x 14'4"

Brick built, UPVC Door and Window, Matching Eye and base level units with work top over, Plumbing for Washing Machine, Spotlights, Laminate flooring laid.

## Front Garden

Providing off street parking.

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

Call us on

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

[www.steps.me.uk](http://www.steps.me.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

