

FREEHOLD



House - Terraced

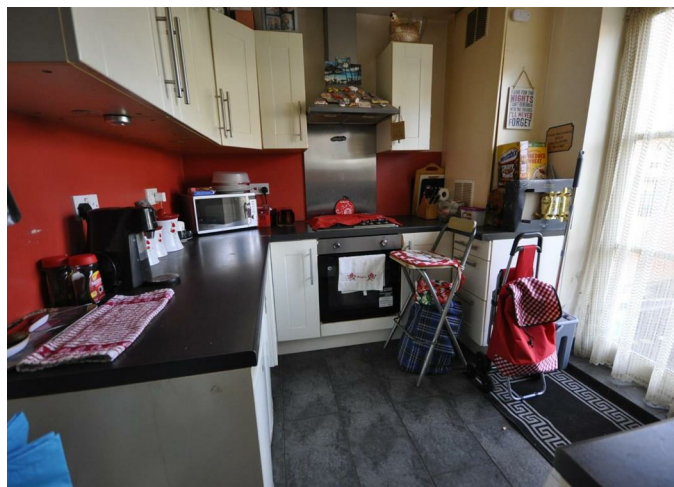
# AMESBURY ROAD, DAGENHAM, RM9 6AA

Guide Price

## £350,000

### FEATURES

- TWO BEDROOMS
- LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO TUBE STATION



## STEPS

Estate Agents

# 2 Bedroom House - Terraced located in DAGENHAM

## Entrance

Via door to hallway

## Hallway

Wood flooring. Double radiator. Under stairs storage cupboard. Staircase to first floor. Doors to

## Lounge

12'10" x 12'6"

Double glazed window to front. Wood flooring. Double radiator.

## Kitchen

9'8" x 8'0"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Built in oven and hob with extractor over. Space for washing machine. Double glazed window to rear. Door to garden

## Landing

Access to loft. Doors to

## Bedroom One

16'0" x 9'10"

Double glazed window to front. Wood flooring. Radiator.

## Bedroom Two

11'5" x 7'10"

Double glazed window to rear. Wood flooring. Radiator.

## Bathroom

7'0" x 4'3"

Bath with mixer taps and shower attachment. Pedestal wash hand basin. Low flush WC. Tiled splashbacks. Tiled flooring. Radiator. Obscure double glazed window to rear.

## Rear Garden

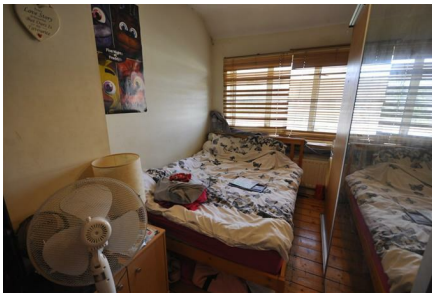
45 - 50 approx

Mainly laid to lawn.

## Front Garden

Mainly laid to 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.



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

Call us on

**020 8593 5933**

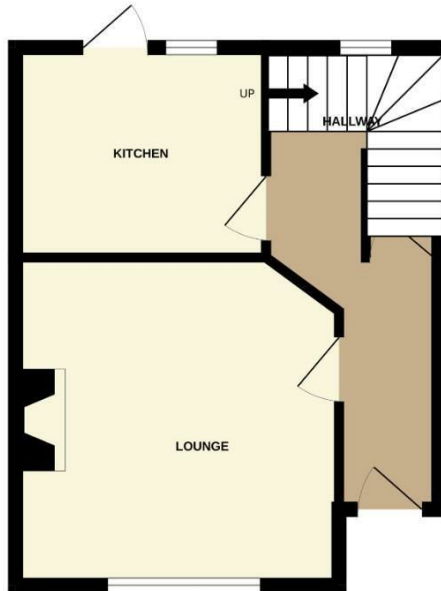
[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

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

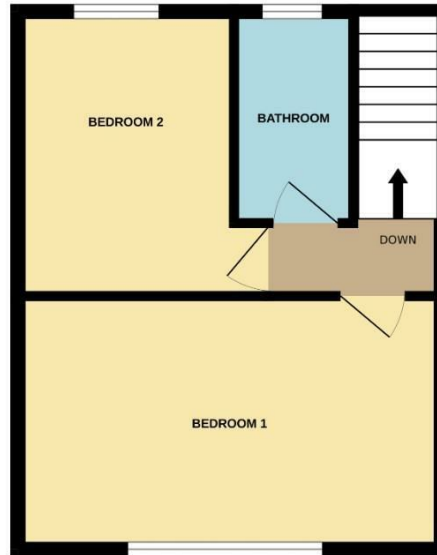
**Council Tax Band**

**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			82
(81-91) B			
(69-80) C			
(55-68) D	59		
(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.

