

FREEHOLD



House - End Terrace

# GRAFTON ROAD, DAGENHAM, RM8 1QP

Guide Price

# £275,000

## FEATURES

- ONE BEDROOM
- LOUNGE/KIT OPEN PLAN
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- SOLAR PANELS
- 10 YEAR BUILD WARRANTY



# STEPS

Estate Agents

# 1 Bedroom House - End Terrace located in Dagenham

BRAND NEW HOUSE....COMING SOON.... Work almost complete on this End Terrace one bedroom house. Open plan lounge/kitchen, downstairs cloakroom, upstairs shower room, courtyard style back garden. Guide Price £275,000-£300,000 FREEHOLD.


Call us on

**020 8593 5933**

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

**Council Tax Band**

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  | 90  | 90        |
| (81-91) <b>B</b>                                   |  |   |           |
| (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>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <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.

