



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



# 1 Bedroom House - End Terrace located in Dagenham

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.

## Open Plan Lounge/Kitchen

18'0" x 11'3"

## WC

5'7" x 2'4"

## Bedroom One

13'11" x 11'3"

Incorporating Shower Room

## Shower Room

8'2" x 3'6" max

## Rear Garden

Block Paved

## Front Garden

Block Paved



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

Call us on

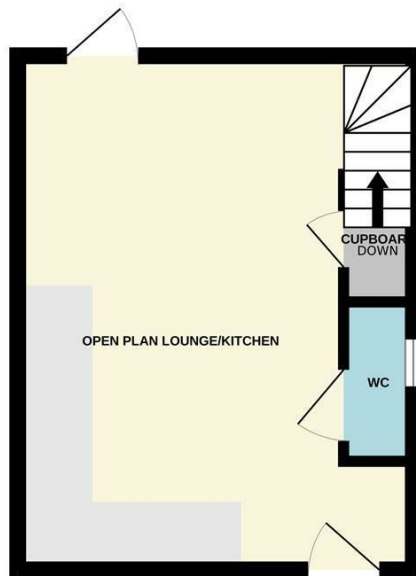
**020 8593 5933**

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

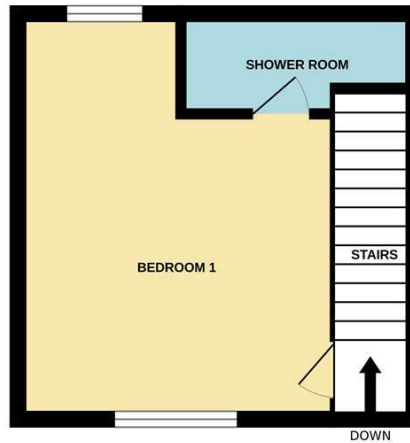
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**Council Tax Band**

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) <b>A</b>		<b>90</b>	<b>90</b>
(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>			
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.

