

FREEHOLD



House - Semi-Detached

# DUNBAR AVENUE, DAGENHAM, RM10 7JT

Asking Price

£400,000

## FEATURES

- \*\*\*\*CHAIN FREE\*\*\*\*
- Three bedrooms
- Lounge
- Dining Room
- Kitchen
- First Floor Bathroom
- Partial Double Glazing
- Gas Central Heating



**STEPS**

Estate Agents

# 3 Bedroom House - Semi-Detached located in Dagenham

## Entrance

Via door to hallway

## Hallway

Radiator. Staircase to first floor. Doors to

## Lounge

11'6" x 10'7"

Double glazed window to front. Double radiator. Gas fire.

## Dining Room

16'4" x 9'6"

Double glazed window to rear. Radiator.

## Kitchen

6'3" x 5'11"

Fitted base units with work tops. Stainless steel single drainer sink unit. Tiled splash backs. Spaces for washing machine and cooker. Wall mounted boiler. Double glazed window to rear.

## Landing

Window to side. Doors to

## Bedroom One

11'7" x 10'2"

Double glazed bay window to front. Radiator.

## Bedroom Two

9'5" x 9'3"

Double glazed window to rear. Radiator.

## Bedroom Three

8'11" x 6'0"

Double glazed window to front. Radiator.

## Bathroom

6'9" x 5'4"

Panel enclosed bath. Pedestal wash hand basin. Low level WC. Tiled splash backs. Radiator. Obscure double glazed window to rear.

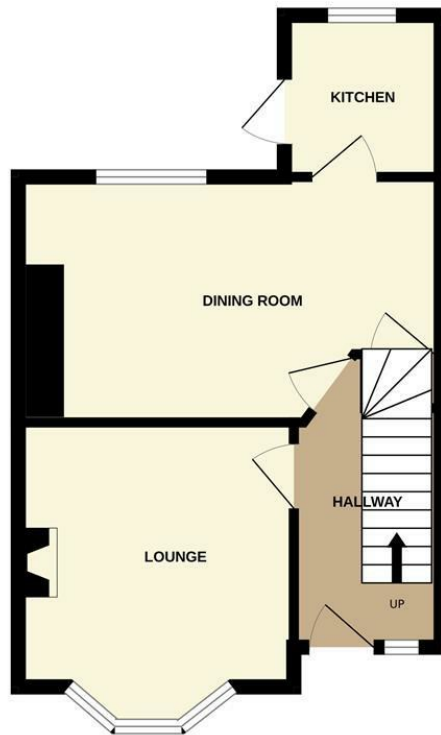
## Rear Garden

Access to garage with up and over door.

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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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Call us on

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**Council Tax Band**

**C**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</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.

**STEPS**  
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