

FREEHOLD

House - Terraced

# ILCHESTER ROAD, DAGENHAM, RM8 2YU

Asking Price

£425,000

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Three Bedrooms
- Kitchen/Diner
- Ground Floor Bathroom
- \*\*\*EXTENDED FAMILY HOME\*\*\*
- Lounge
- Utility Room
- D/Glazed. GCH



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

**\*\*NO CHAIN, NO PAIN\*\*** With this three bedroom EXTENDED FAMILY HOME, located within easy access of local shopping and transport facilities. To the ground floor the property comprises of a lounge, Extended kitchen/diner, Utility Room and Ground floor bathroom, with the three bedrooms all to the first floor. With further benefits to include, Gas central heating and double glazing.

## Entrance

Via double glazed French doors to porch.

## Porch

Door to Hallway

## Hallway

Staircase to first floor. Understairs storage cupboard. Radiator. Doors to

## Lounge

16'9" x 11'8" max

Double glazed window to front. Brick built fire place with electric fire. Serving hatch.

## Kitchen/Diner

16'10" x 11'8"

Range of fitted wall and base units with roll top work surfaces. Single drainer sink unit with mixer taps. Tiled splashbacks. Spaces for cooker and fridge freezer. Radiator. Double glazed window to rear. Double glazed French doors to garden.

## Utility Room

5'8" x 5'7"

Space for washing machine. Door to bathroom

## Bathroom

9'11" x 5'6"

Panel enclosed bath with electric shower over. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator. Obscure double glazed window to rear.

## Landing

Access to loft. Doors to

## Bedroom One

14'7" x 9'1"

Double glazed window to front. Radiator. Fitted wardrobes. Built in cupboard.

## Bedroom Two

10'9" x 9'1"

Double glazed window to rear. Radiator.

## Bedroom Three

8'5" x 7'7"

Double glazed window to rear. Radiator.

## Exterior

30 approx

Crazy paved patio area leading to lawn. Wooden Shed.

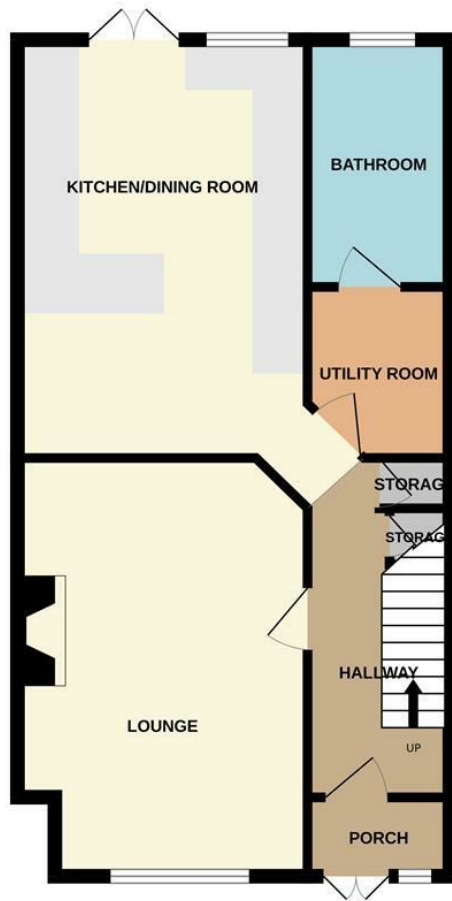
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GROUND FLOOR



1ST FLOOR



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Council Tax Band

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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
	63	77

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.

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