

LEASEHOLD



Maisonette (EPC Rating: D)

**FIRST AVENUE, DAGENHAM, RM10 9AU**

**Price Guide**

**£240,000**



# 1 Bedroom Maisonette located in Dagenham

Guide Price - £240,000 - £250,000. Ground floor ONE DOUBLE BEDROOM flat with FREEHOLD. Having undergone refurbishment by the present owners this is a property not to be missed. Consisting of: Living room that opens up to a well appointed fitted kitchen with built in appliances. Luxury modern bathroom with shower and an easy to maintain shared rear garden with side access and parking to the side and front. With further benefits to include uPVC double glazing and gas fired under floor central heating. DON'T MISS OUT. CALL TODAY FOR YOUR APPOINTMENT!!

## Living Room

13'4" x 10'7"

uPVC window to side. Tiled flooring with under floor wet central heating. Spot lights. Open plan to kitchen

## Kitchen

13'4" x 8'10" max

Range of fitted wall and base units with roll top work surfaces. single drainer sink unit with mixer taps. Built in oven and hob with extractor over. Integrated fridge freezer. Space for washing machine. Cupboard housing boiler. Tiled flooring with under floor wet central heating. uPVC window to rear. uPVC door to garden.

## Bathroom

4'1" > 5'6" x 12'0"

Obscure glazed uPVC window to front. Bath with shower over. Inset wash hand basin with mixer taps and cupboard under. Low level WC. Tiled splash backs. Tiled flooring with under floor wet central heating. Chrome effect electric heated towel rail. Extractor fan.

## Bedroom

11'5" x 10'9"

uPVC window to front. Tiled flooring with under floor wet central heating.

## Shared Rear Garden

29'3" approx

Patio area, leading to artificial lawn. Shared outside garage/shed - 5.31 x 4.81 (17'5" x 15'9") with power and light.

## Front Garden and Side Access

Providing off street parking and access to rear garden.

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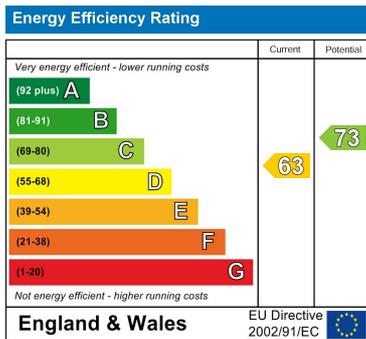
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Council Tax Band

**B**

Energy Performance Graph



Call us on

**020 8593 5933**

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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.

