



**Bird Lane, Upminster, RM14 1TY**  
**Offers in excess of £415,000**

**Jenkins**  
Property



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Charming two double bedroom, mid terraced property enjoying countryside views to the rear. This attractive property retains some original features and is situated on a country lane located on the outskirts of Upminster town centre favouring good links to nearby A127, M25 and Upminster Town centre with popular shops and Station.

- No Onward Chain
- Open Plan Living
- Quiet Location
- Surrounding Countryside Views
- Two Double Bedrooms
- Ground Floor Bathroom with Shower
- Country Lane Approach

**Kitchen 15 x 8 (4.57m x 2.44m)**

**Bathroom 15' x 5'9" (4.57m x 1.75m")**

**Dining Area 10'11 x 12'8 (3.33m x 3.86m)**

**Living Room 14 x 11'4 (4.27m x 3.45m)**

**Bedroom One 10'11 x 13'10 (3.33m x 4.22m)**

**Bedroom Two 10'10 x 9 (3.30m x 2.74m)**

**Rear Garden**

**Front Garden**





Ground Floor



Floor 1

**Bedroom**  
10'10" x 9'0"  
3.32 x 2.76 m



**Approximate total area<sup>(1)</sup>**

785.27 ft<sup>2</sup>  
72.95 m<sup>2</sup>

**Reduced headroom**

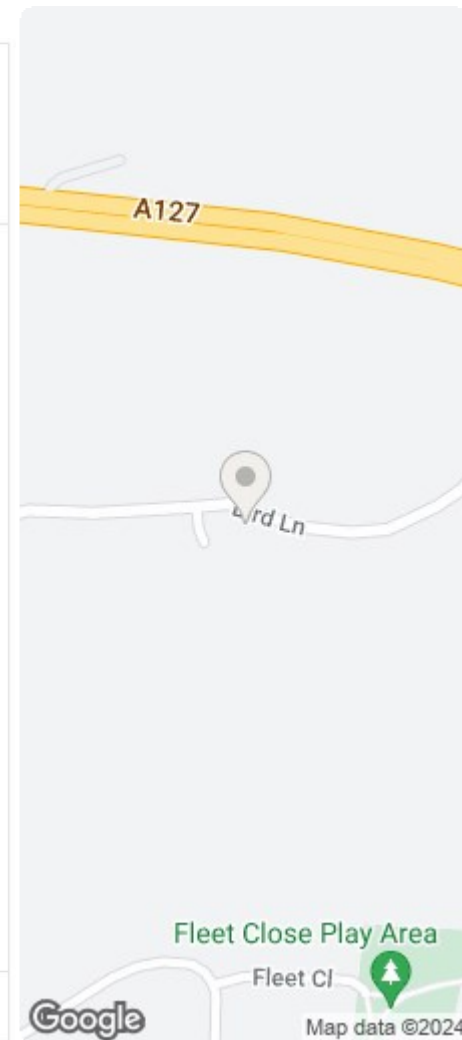
8.17 ft<sup>2</sup>  
0.76 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		66	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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