



FREEHOLD

House - Terraced

# STERRY ROAD, DAGENHAM, RM10 8QA

Guide Price

# £375,000

## FEATURES

- OPEN PLAN LOUNGE DINER
- LOVELY CONSERVATORY
- UPSTAIRS BATHROOM/WC
- GAS CENTRAL HEATING
- FITTED KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZED
- LARGE BACK GARDEN



# 3 Bedroom House - Terraced located in Dagenham

## OPEN PLAN LOUNGE/DINER

16 x 14

Bay window to front, feature fireplace.

## KITCHEN

10 x 10

Range of fitted base/wall units, contrasting work tops, combi boiler. Door leading to....

## CONSERVATORY

9 x 8,6

Radiator, double doors to garden.

## LANDING

Window on half landing. Access to loft.

## BEDROOM ONE

11'6 x 9'6

Window overlooking back garden.

## BEDROOM TWO

10 x 9

Window to front.

## BEDROOM THREE

7 x 6'6

Window to front.

## BATHROOM/WC

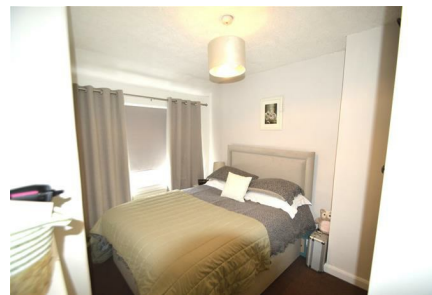
With a three piece suite, window to rear.

## EXTERIOR

Front paved hardstand with possible off road parking for two cars.

100' approx back garden, mainly laid to lawn, large shed.

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.



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Call us on

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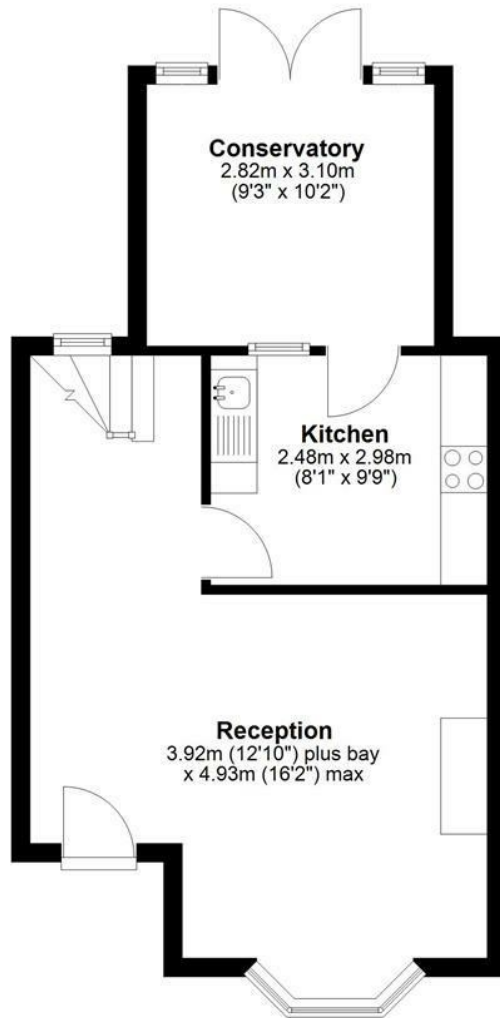
[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**C**

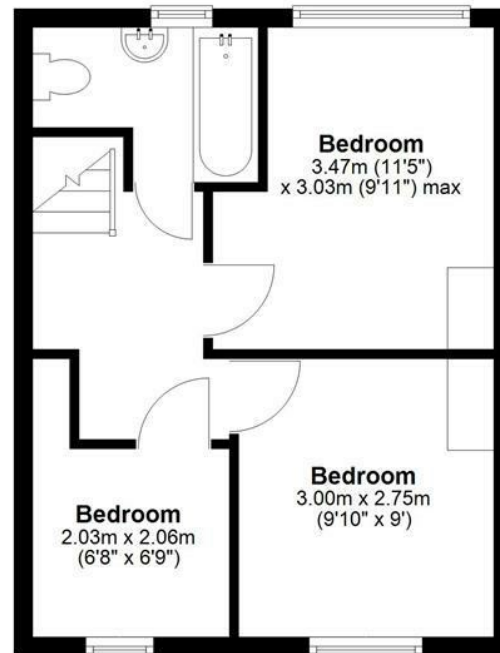
### Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



### First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 72.0 sq. metres (774.7 sq. feet)

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.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

