



FREEHOLD

House - Terraced

# RUTLAND GARDENS, DAGENHAM, RM8 2HH

Price Guide

# £375,000

## FEATURES

- THREE BEDROOMS
- TWO RECEPTIONS/THROUGH LOUNGE
- GAS HEATING
- WALK TO BECONTREE STATION
- UPSTAIRS BATHROOM/WC
- KITCHEN
- LARGE GARDEN
- COUNCIL TAX C



# 3 Bedroom House - Terraced located in Dagenham

HALLWAY

THROUGH LOUNGE

23 x 11

KITCHEN

10 x 5'6

LANDING

BEDROOM ONE

11'6 x 10'6

BEDROOM TWO

11 x 8

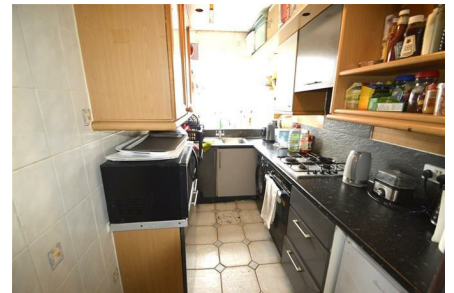
BEDROOM THREE

8'6 x 8'6

BATHROOM/WC

LARGE BACK GARDEN

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.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

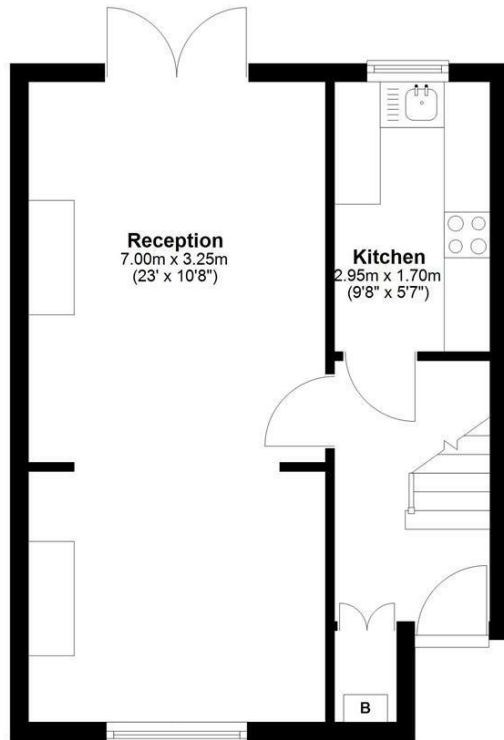
[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**

**C**

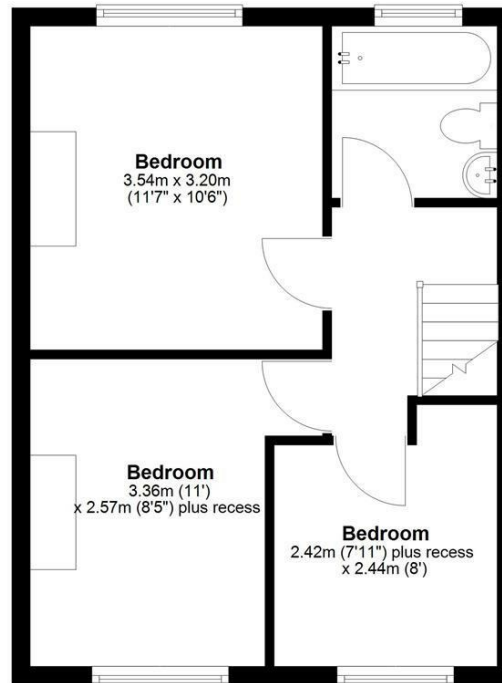
### Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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.

