



Hillrise Road

Romford, RM5 3BN

Offered for sale with no onward chain is this three bedroom terraced home in need of refurbishment. The accommodation includes entrance hall, reception room, kitchen/breakfast room, three bedrooms all with built in cupboards, bathroom and separate WC, externally there is a 50 ft garden.

£350,000 - Freehold - Council Tax: D



Entrance Hall

Entrance door, cupboard, carpet, stairs to first floor.

Reception Room

16'5 x 11'10 (5.00m x 3.61m)
Double glazed window to front, gas fire, under stair cupboard, carpet.

Kitchen/Breakfast Room

15'2 narrowing to 12'4 x 8'5 (4.62m narrowing to 3.76m x 2.57m)
Frosted double glazed door to rear, double glazed window to rear, plumbing for washing machine, vinyl flooring.

Landing

Loft access, airing cupboard, loft access.

Bedroom One

13'1 x 10'3 (3.99m x 3.12m)
Double glazed window to front, built in wardrobes, laminate flooring.

Bedroom Two

12'5 x 8'5 (3.78m x 2.57m)
Double glazed window to rear, built in wardrobes, laminate flooring.

Bedroom Three

9'11 x 6'6 (3.02m x 1.98m)
Double glazed window to front, built in wardrobes, cupboard.

Bathroom

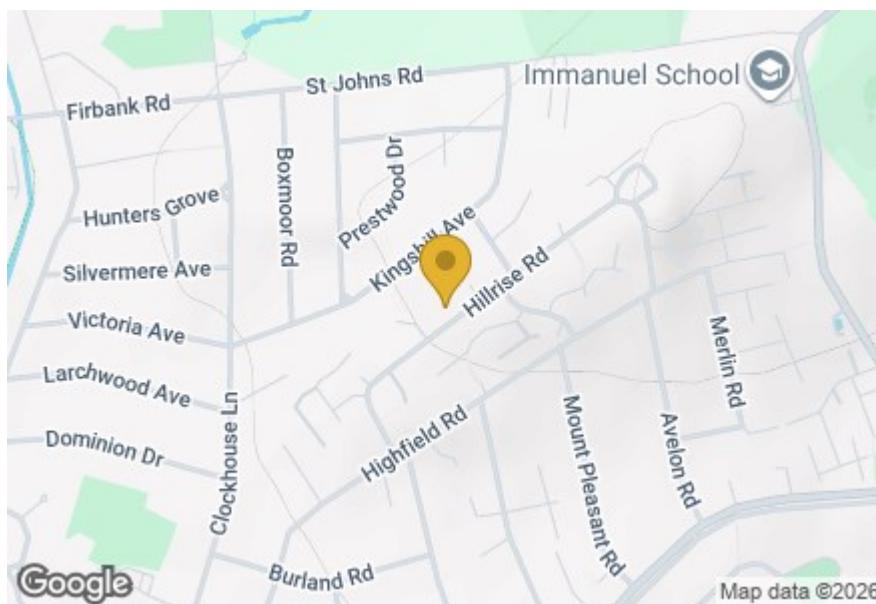
Frosted double glazed window to rear, pedestal wash hand basin, panelled bath, tiled walls.

Separate WC

Frosted double glazed window to rear, low level WC.

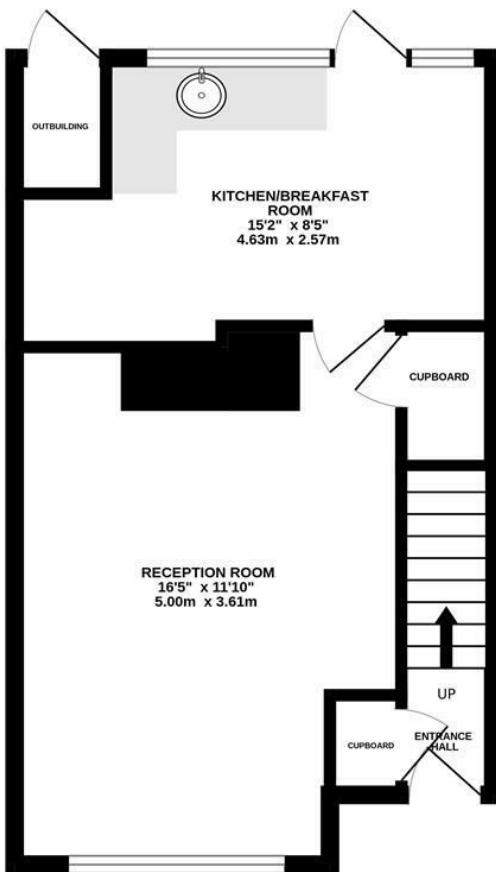
Gardens

50' (15.24m)
Side pedestrian access, lawn, two brick built sheds.

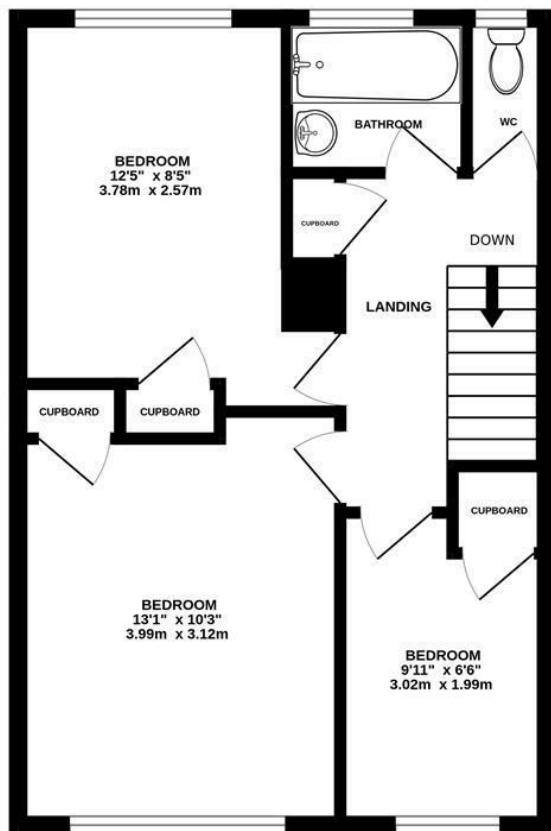




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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.

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Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	
		33	
		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
England & Wales			