



Lincoln Avenue, Romford, RM7 0SJ

- Guide Price £450,000 - £475,000
 - Recently Renovated
 - Two Double Bedrooms
 - Chain Free
 - Driveway For Two Cars
 - Semi Detached
 - 50 Rear Garden
 - Potential To Extend STPP

Guide Price £450,000 - Freehold - Council Tax: D

Lincoln Avenue

Romford, RM7 0SJ



Entrance Hall

9'1 x 3'6 (2.77m x 1.07m)

Entrance door, spotlights, laminate flooring, radiator.

Bedroom One

14'8 x 10'9 (4.47m x 3.28m)

Double glazed bay window to front, spotlights, laminate flooring, radiator.

Bedroom Two

11'6 x 10'1 (3.51m x 3.07m)

Double glazed bay window to front, spotlights, laminate flooring, radiator.

Open Plan Kitchen/Living Room

21'7 x 13'1 (6.58m x 3.99m)

Spotlights, wall and base units, fridge, freezer, washing machine,

dishwasher, electric hob, electric oven, radiator, double glazed window to rear, double glazed French doors to rear. laminate flooring, radiator.

Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Double glazed window to side, low level WC, part tiled walls, vanity wash hand basin, spotlight, p shaped bath, heated towel rail, laminate flooring.

Garden

50' (15.24m)

Part paved, part lawn, side pedestrian access.

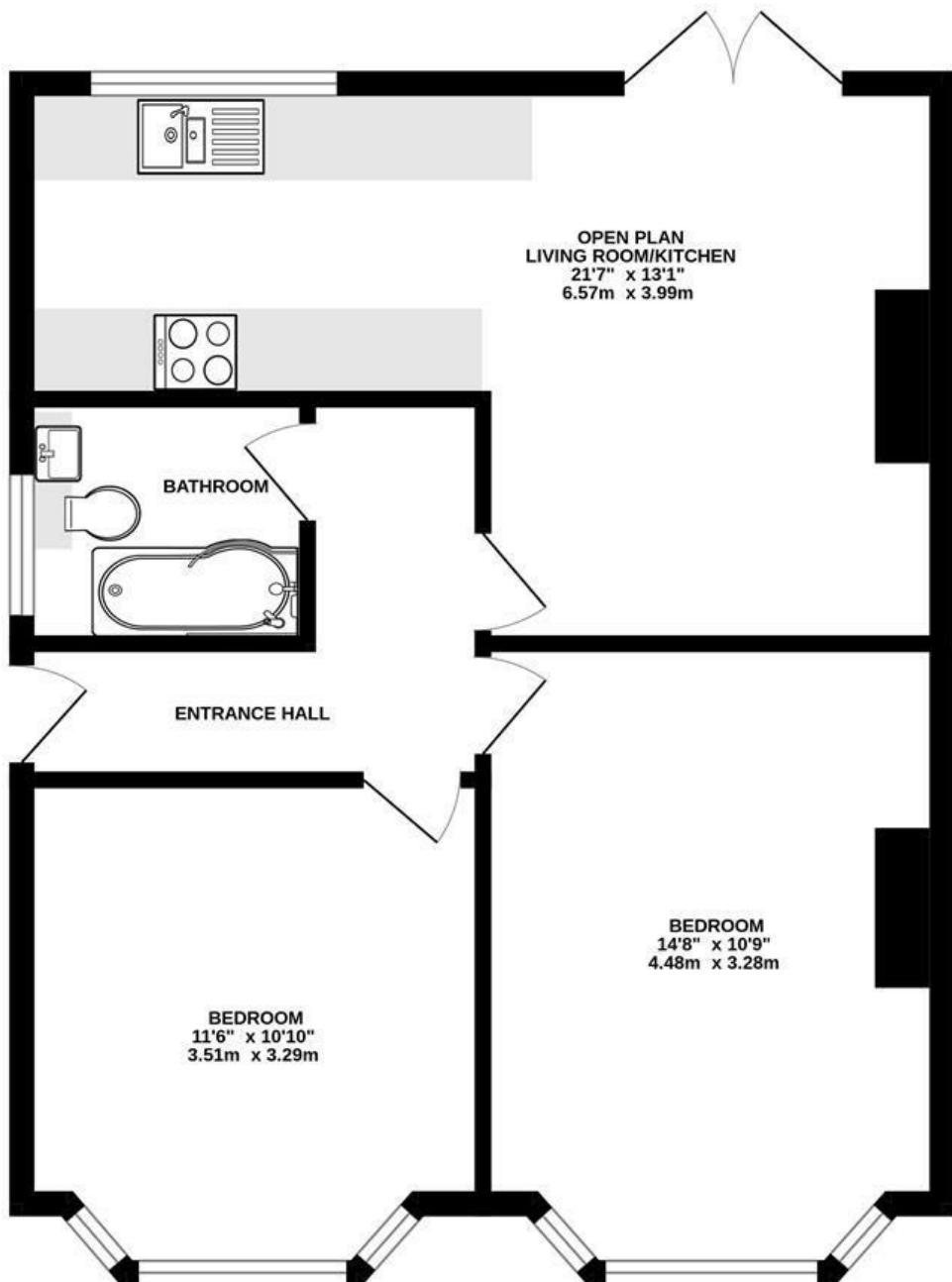
Driveway

Paved driveway for two cars.





GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) at the top to 'Not energy efficient - higher running costs' (red) at the bottom. The current rating is 'B' (green), with a potential rating of '86' (green). The rating is based on a score: (92+ plan) A (91-84) B (83-80) C (79-68) D (55-68) E (38-54) F (21-38) G (1-20) G. The chart also includes a EU Directive 2002/91/EC logo and the European Union flag.

Rating	Score Range	Color	Potential Rating
A	(92+ plan)	Green	86
B	(91-84)	Green	
C	(83-80)	Green	
D	(79-68)	Yellow	56
E	(55-68)	Yellow	
F	(38-54)	Orange	
G	(21-38)	Orange	
G	(1-20)	Red	

Not energy efficient - higher running costs

A horizontal scale for environmental impact rating. The scale is divided into six segments, each representing a range of CO2 emissions. The segments are color-coded: A (dark blue), B (medium blue), C (light blue), D (medium blue), E (light blue), and F (light blue). The segments are labeled with their respective ranges: A (Very environmentally friendly - lower CO2 emissions), B (81-91), C (69-80), D (55-64), E (39-54), F (21-38), and G (1-20). A bracket at the bottom indicates that G represents 'Not environmentally friendly - higher CO2 emissions'.

Rating	CO2 Emissions Range	Rating	CO2 Emissions Range
A	Very environmentally friendly - lower CO2 emissions	B	(81-91)
B	(69-80)	C	(55-64)
D	(39-54)	E	(21-38)
F	(1-20)	G	Not environmentally friendly - higher CO2 emissions