



FREEHOLD

House - Terraced

GOESBROOK ROAD, DAGENHAM, RM9 4XD

Offers In Excess Of
£350,000

FEATURES

- ***CHAIN FREE***
- Two Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing



2 Bedroom House - Terraced located in Dagenham

Steps Estate Agents are delighted to bring to the market this CHAIN FREE two bedroom house in Dagenham. To the ground floor the property consists of a lounge and fitted kitchen with the two bedrooms and bathroom to the first floor. With added benefits to include uPVC double glazing and Gas central heating.

Entrance

Via door to hallway

Hallway

Laminate effect wood flooring. Radiator. Built in cupboard. uPVC windows to rear. Staircase to first floor.

Lounge

12'9" x 12'7"

uPVC window to front. Laminate effect wood flooring. Radiator.

Kitchen

9'10" x 8'4"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Spaces for washing machine, cooker and fridge freezer. Wall mounted boiler. Double radiator. uPVC window to rear. Door to garden.

Landing

Access to loft. Doors to

Bedroom One

16'2" x 9'8"

uPVC window to front. Radiator.

Bedroom Two

11'5" x 9'9" < 7'10"

uPVC window to rear. Radiator.

Bathroom

6'11" x 4'6"

Panel enclosed bath with shower over. Wash hand basin. Low level WC. Tiled walls. Radiator. Obscure glazed uPVC window to rear.

Rear Garden

Patio area leading to lawn.

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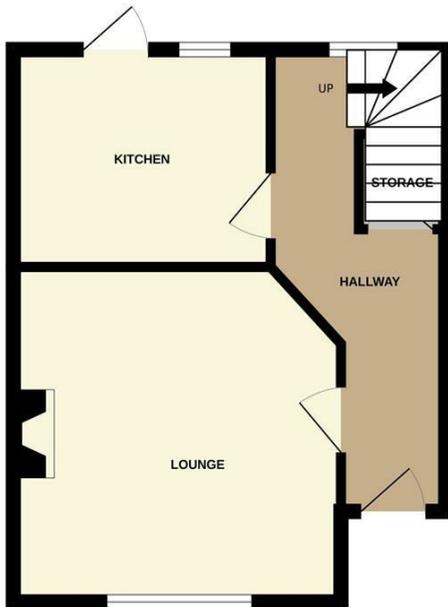
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Council Tax Band
C

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

