

## Butteridges Close, Dagenham

£190,000 Leasehold

Chain Free • Easy Access to Dagenham Heathway Station • Close Proximity To A13 And Good Transport Links To All Bus Routes • Close to Shops And Outstanding Schools • Double Glazing • Residents Parking • Charming Quiet Residential Area • Ideal As A Buy To Let Or First Time Buy • Second Floor Flat • Approx 960 years left on lease



Chain free, spacious one bedroom flat on second floor with modern kitchen, bright living room, residents parking, long lease, near Dagenham Heathway Station, shops, and schools.

Council Tax band: B

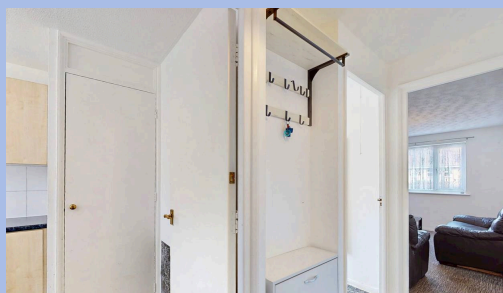
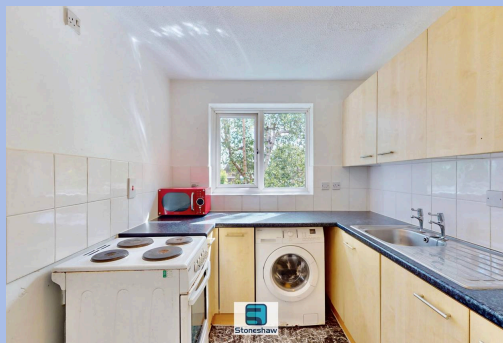
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Chain Free
- Easy Access to Dagenham Heathway Station
- Close Proximity To A13 And Good Transport Links To All Bus Routes
- Close to Shops And Outstanding Schools
- Double Glazing
- Residents Parking
- Charming Quiet Residential Area
- Ideal As A Buy To Let Or First Time Investment
- Second Floor Flat
- Approx 960 years left on lease



**Hallway**

Attractive marble effect Vinyl flooring with a security phone and housing a small cupboard with flat plastered walls and doors leading to

**Bedroom**

9' 11" x 10' 5" (3.02m x 3.17m)

Fitted carpet with flat plastered walls and shelves and rails for a wardrobe. UPVC double glazed windows to side aspect.

**Kitchen**

10' 2" x 7' 5" (3.11m x 2.27m)

Eye matching base level wooden effect units with granite effect worktops. Free standing Washing Machine, Fridge Freezer and electric oven with ceramic hob. Stainless Steel Sink with ceramic tiled splash back , flat plastered walls with aertex ceiling and vinyl marble effect flooring, housing a cupboard with water tank. UPVC double glazed windows to side aspect.

**Bathroom**

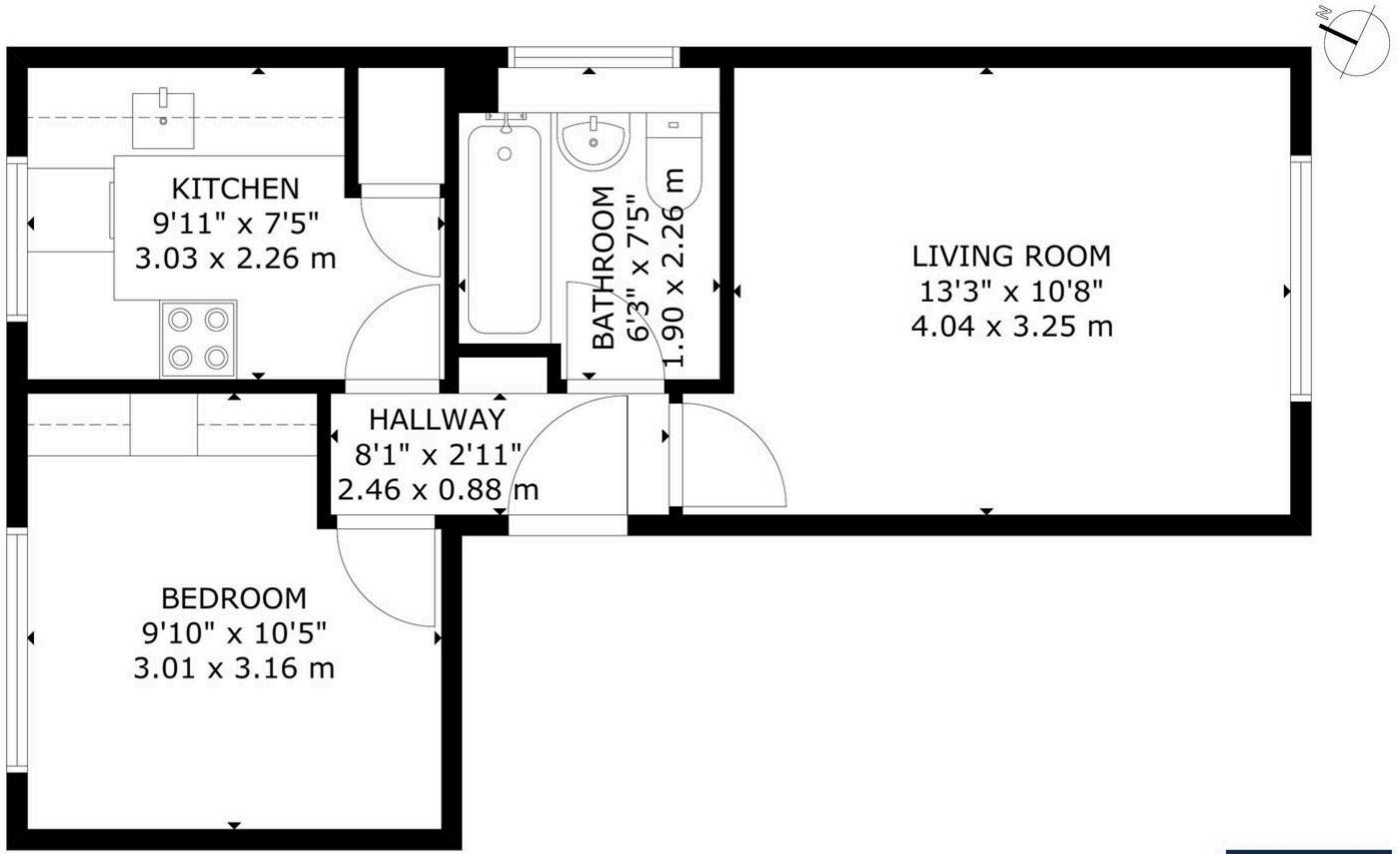
7' 4" x 6' 2" (2.24m x 1.89m)

Three piece suite comprising of low level W/C , wash basin and panel enclosed bath with electric shower over the bath and shower curtain. Ceramic tiles and flat plastered walls with extractor fan and vinyl flooring with UPVC double glazed window to side aspect.

**Living Room**

13' 2" x 10' 6" (4.01m x 3.20m)

Fitted carpet with flat plastered walls, electric radiator and double glazed UPVC windows to front aspect and door leading to hallway.



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 37 m<sup>2</sup>/395 sq ft  
 FIRST FLOOR: 37 m<sup>2</sup>/395 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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