



DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Nicholas Road, Dagenham, RM8
Freehold

Offers in Excess of £385,000



Dwelling Solutions are very pleased to present this end of terrace family home. The property boasts many features which include off street parking, good size living room, fully fitted kitchen, two bathrooms and additional laundry room/utility area.

Conveniently located on a quiet residential street, the property offers easy access to public transport, local shops and schools.

Features:

- 3 Bedroom End-terraced House
- Spacious fitted kitchen
- Off street parking
- 2 Bathrooms
- Gas Central Heating
- Double Glazing
- Great location

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

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Porch

Double glazed door providing access to the porch. Spot lights, large double glazed window panels, tiled flooring.

Hallway:

Ceiling coving, spot lights, electrical sockets, radiator, staircase leading to the first-floor landing, built in storage cupboards under the staircase, laminate flooring.

Reception room: 19'09 x 11'07

Double glazed window facing the front, ceiling coving, spot lights, radiators, decorative feature wall, electrical sockets, telephone port, radiators, laminate flooring.

Kitchen: 17'05 x 8'04

A range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven, extractor hood, plumbing for washing machine, electrical sockets, spot lights, double glazed window facing the rear, double glazed door leading to the garden, tiled flooring.

Ground Floor Bathroom: 10'06 x 7'04

Obscure double-glazed window facing the side, light fixture, tiled walls throughout, w/c, wash basin with mixer tap integrated into unit, shower cubicle with silver thermostatic shower system, tiled flooring

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First floor landing

Double glazed window facing the side, light fixture, loft hatch, smoke alarm, electrical sockets, doors leading to the bedrooms and bathroom, fitted carpet flooring on landing and staircase.

Bedroom 1: 12'09 x 9'05

Double glazed window facing the front, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 2: 10'07 x 9'09

Double glazed window facing the rear, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 3: 8'06 x 7'07

Double glazed window facing the rear, light fixture, ceiling coving, electrical sockets, radiator, fitted carpet flooring.

Bathroom: 5'10 x 5'03

Light fixture, paneled walls throughout, three-piece suite comprising of wash basin with mixer tap integrated into draw unit, low level w/c, shower cubicle with thermostatic shower system, wall mounted cabinet, extractor fan, tiled flooring.

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Rear Garden:

Paved tiled flooring throughout garden area.
Fence panels all around the garden,
Metal storage unit

Front Garden:

Paved driveway providing off street parking.

Energy Performance Certificate:

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency (<https://find-energy-certificate.service.gov.uk/energy-certificate/1236-4928-2600-0488-5222?print=true#recommendations>).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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