



Manning Road, Dagenham

£350,000 Freehold

CHAIN FREE • Short Walk To Heathway Station • 2 Double Bedrooms • Modern Kitchen • Ground Floor Bathroom
• Double Glazing • Gas Central Heating • Rear Garden



Chain free 2-bed terraced house near Heathway Station. Features 2 double bedrooms, modern kitchen, ground floor bathroom, rear garden with decked patio. Permit parking available. Ideal for 1st-time buyers/investors.

Council Tax band: C

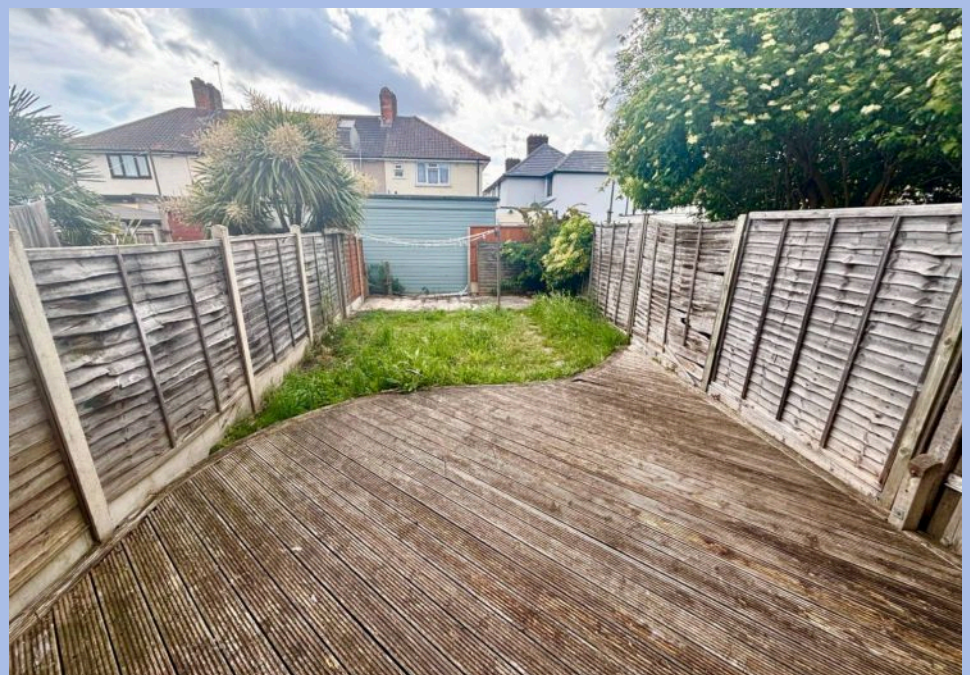
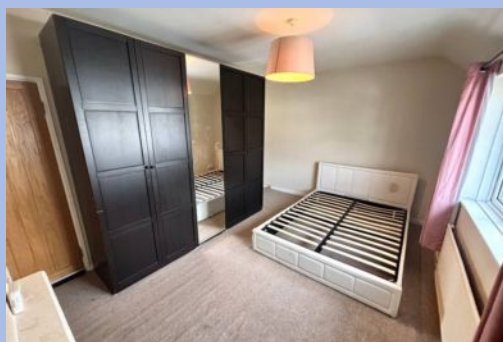
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- CHAIN FREE
- Short Walk To Heathway Station
- 2 Double Bedrooms
- Modern Kitchen
- Ground Floor Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden



Hall

Solid wood flooring, double glazed front door, flat plastered ceiling and walls, door to

Living Room

14' 11" x 10' 2" (4.55m x 3.11m)

Plus recess. Solid wood flooring, radiator, feature fire place, under stairs storage cupboard, double glazed window to front aspect, door to inner hall and stairs.

Inner Hall & Stairs

Solid wood flooring, fitted carpet to stairs, radiator, stairs to 1st floor, door to kitchen.

Kitchen

10' 5" x 7' 5" (3.17m x 2.27m)

Eye and base level units, marble affect work tops, space and plumbing for washing machine, fridge freezer and electric oven, wall mounted gas boiler in fitted unit, stainless steel sink with mixer tap, door to bathroom, double glazed window and door to rear.

Bathroom

7' 3" x 4' 2" (2.21m x 1.27m)

3 piece suite comprising low level w/c, wash hand basin. panel enclosed bath with mixer tap/shower attachment, heated towel rail, vinyl flooring, ceramic tiled splash backs, double glazed window to rear aspect.

1st Floor Landing

Fitted carpet, loft access, doors to

Bedroom 1

15' 0" x 10' 5" (4.57m x 3.18m)

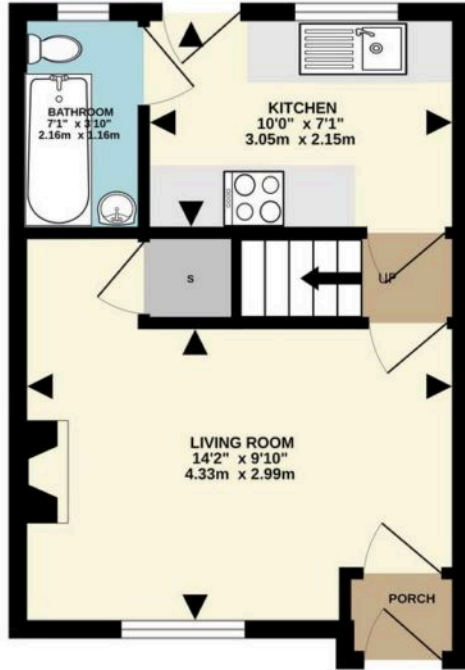
Fitted carpet, feature fire place, radiator, double glazed window to front aspect.

Bedroom 2

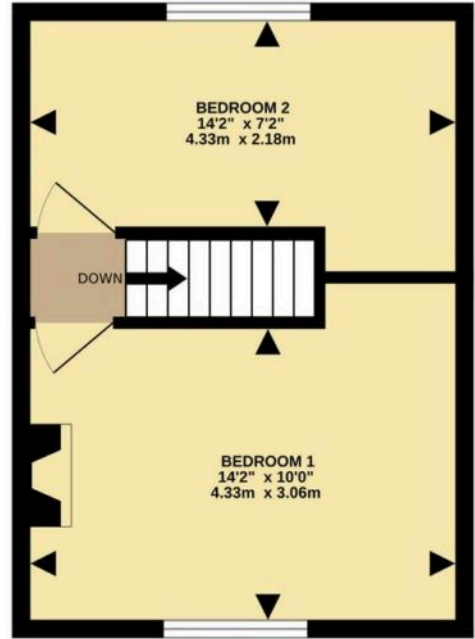
15' 0" x 9' 2" (4.57m x 2.79m)

narrowing to 2.297m. Fitted carpet, radiator, flat plastered ceiling and walls, double glazed window to rear aspect.

Ground Floor
280 sq.ft. (26.0 sq.m.) approx.



1st Floor
276 sq.ft. (25.7 sq.m.) approx.



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TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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