



Rosedale Road, Dagenham

offers in excess of £340,000 Freehold

CHAIN FREE • In Need Of Refurbishment But Gives Great Potential For Improvement • Off Street Parking • Easy Access To Becontree Station • Garden With Large Shed To Rear • Double Glazed & Gas Central Heating • 1st Floor Shower & Toilet



CHAIN FREE! 2-bed terraced house with renovation potential. Off-street parking, garden, shed. Double glazing, gas heating, shower/toilet. Near Becontree Station. Customise your dream home here!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- CHAIN FREE
- In Need Of Refurbishment But Gives Great Potential For Improvement
- Off Street Parking
- Easy Access To Becontree Station
- Garden With Large Shed To Rear
- Double Glazed & Gas Central Heating
- 1st Floor Shower & Toilet



Hall

Via hardwood door, laminate floor, radiator, under stairs cupboard, stairs to 1st floor, doors to

Living Room

12' 6" x 12' 10" (3.82m x 3.92m)

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

Kitchen

9' 9" x 8' 4" (2.98m x 2.54m)

Eye and base level units, marble effect work tops, ceramic tiled walls and floor, double glazed window and door to garden.

1st Floor Landing

Fitted carpet, loft access, doors to

Bedroom 1

16' 0" x 9' 11" (4.88m x 3.02m)

with 1st measurement into wardrobe recess. Vinyl flooring, fitted wardrobes to 3 walls, radiator, double glazed hardwood window to front aspect.

Bedroom 2

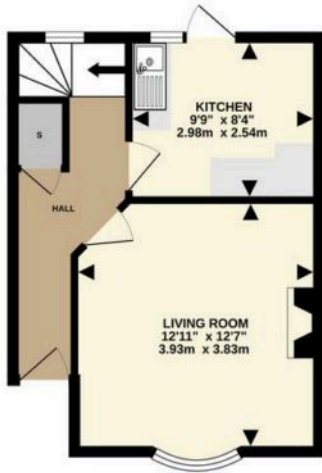
11' 6" x 7' 11" (3.50m x 2.41m)

Fitted carpet, radiator, built in shower cubicle, hardwood double glazed window to rear aspect.

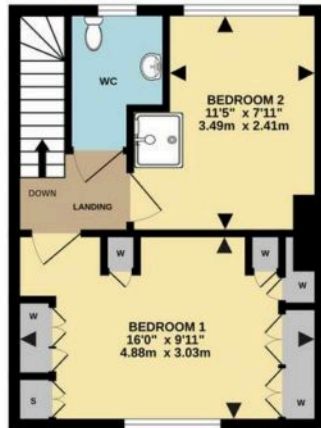
Toilet Room/Formerly Bathroom

Low level w/c, wash basin, vinyl floor, radiator, double glazed hardwood window to rear aspect (Formerly the bathroom but shower moved into bedroom 2)

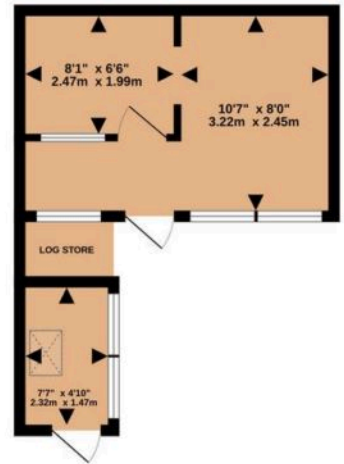
Ground Floor
320 sq.ft. (29.7 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



Outbuilding
223 sq.ft. (20.8 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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