



Arnold Road, Dagenham

offers in excess of £375,000 Freehold

CHAIN FREE • 2 Receptions • Modern Kitchen • Modern 1st Floor Bathroom • Off Street Parking For 2 Cars • Easy Access To Heathway Station • Double Glazed & Gas Central Heating • Well Presented Rear Garden



Chain free two bedroom terraced house with two receptions, modern kitchen and bathroom, off street parking, double glazing, easy access to Heathway Station. Ideal for first time buyers or investors.

Council Tax band: C

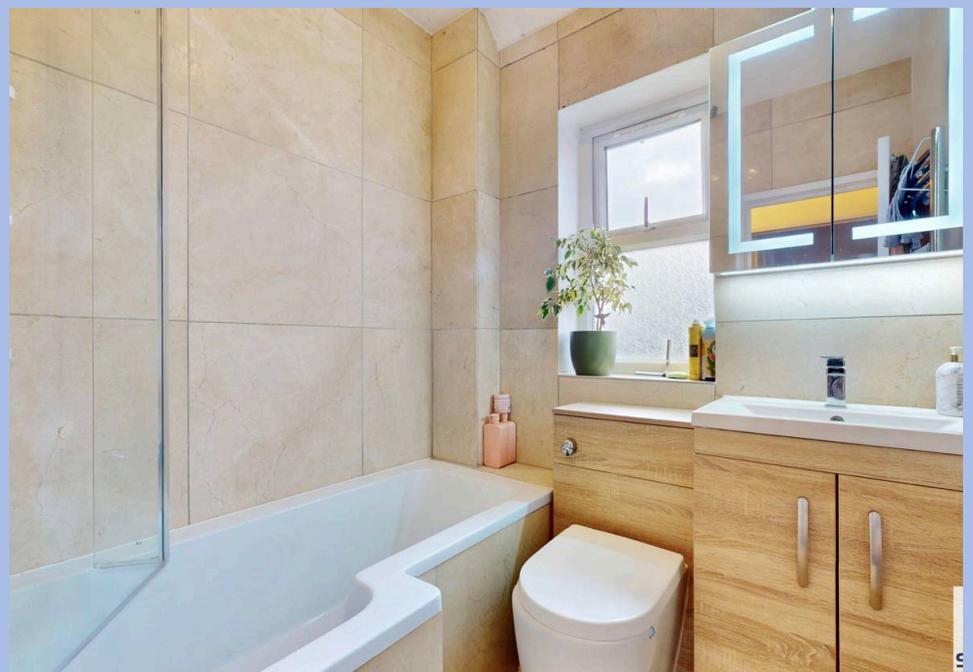
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



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- 2 Receptions
- Modern Kitchen
- Modern 1st Floor Bathroom
- Off Street Parking For 2 Cars
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- Double Glazed & Gas Central Heating
- Well Presented Rear Garden



Hall

Via double glazed door, ceramic tiled floor, radiator, built in cupboard, stairs to first floor, under stairs storage cupboard, doors to kitchen and reception rooms.

Dining Room

10' 10" x 9' 5" (3.29m x 2.88m)

Laminate flooring, flat plastered ceiling and walls, radiator, double glazed window to front aspect.

Living Room

14' 10" x 10' 10" (4.52m x 3.29m)

Laminate flooring, flat plastered ceiling and walls, radiator, double glazed window to rear aspect.

Kitchen

10' 10" x 5' 10" (3.30m x 1.77m)

Modern fitted kitchen with matching wall & base level units, wood effect work tops, space and plumbing for washing machine, electric oven & hob, fridge/freezer, 1 1/2 bowl sink with mixer tap, radiator, flat plastered ceiling, ceramic tiled splash backs and floor, double glazed window and door.

1st Floor Landing

Fitted carpet, loft access, doors to bedrooms and bathroom.

Bedroom 1

13' 11" x 12' 6" (4.25m x 3.81m)

1st measurement plus recess and 2nd measurement narrowing to 2.84m. Laminate floor, radiator, flat plastered ceiling and walls, built in cupboard, double glazed window to front aspect.

Bedroom 2

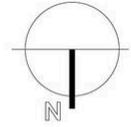
10' 10" x 9' 1" (3.31m x 2.77m)

1st measurement narrowing to 2.96m. Laminate flooring, flat plastered ceiling and walls, fitted cupboard housing gas boiler, radiator, double glazed window to rear aspect.

Bathroom

5' 11" x 5' 11" (1.81m x 1.81m)

3 piece suite comprising low level w/c and fitted wash basin, bath with built in shower area and screen, ceramic tiled walls and floor, heated towel rail, flat plastered ceiling, double glazed window to rear aspect.



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 71 m²/760 sq ft
 GROUND FLOOR: 39 m²/418 sq ft, FIRST FLOOR: 32 m²/342 sq ft
 EXCLUDED AREAS: SHED: 6 m²/65 sq ft, BACK GARDEN: 54 m²/581 sq ft
 FRONT GARDEN: 25 m²/269 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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