



Orchard Road, Dagenham

offers in excess of £390,000 Freehold

CHAIN FREE • Newly Decorated • Off Street Parking • 1st Floor Bathroom • Spacious Kitchen/Diner • 60 ft Rear Garden • Gas Central Heating & Double Glazing • Easy Access To Heathway Station • Great Potential For Improvement & Extension Subject To Local Authority Consent • Easy Access To Local Schools, Shops & Bus Routes



Chain free three bedroom terraced house with kitchen/diner, off street parking, gas central heating, double glazing, 1st floor bathroom. Easy access to Heathway Station, schools, shops, and bus routes

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Porch

Double glazed doors and window, fitted carpet, hardwood door to hallway.

Hall

Fitted carpet, radiator, flat plastered walls, stairs to first floor, door to living room.

Living Room

12' 8" x 12' 9" (3.86m x 3.88m)

at maximum points. Laminate floor, flat plastered walls, radiator, archway to kitchen, double glazed window to front aspect.

Kitchen/Diner

16' 2" x 8' 11" (4.92m x 2.72m)

Eye and base units, marble effect work tops, space and plumbing for washing machine, gas cooker and fridge/freezer, wall mounted gas boiler, ceramic tiled splash backs, vinyl floor, radiator, 2 built in storage cupboards, double glazed window and sliding patio doors to garden.

Landing

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

Bedroom 1

12' 9" x 9' 11" (3.89m x 3.03m)

into wardrobe recess. Laminate floor, radiator, fitted wardrobes, double glazed window to front aspect.

Bedroom 2

10' 0" x 9' 6" (3.05m x 2.89m)

Laminate floor, radiator, double glazed window to rear aspect.

Bedroom 3

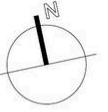
6' 9" x 5' 11" (2.05m x 1.81m)

Laminate floor, double glazed window to front aspect, flat plastered ceiling.

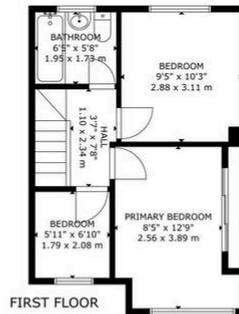
Bathroom

6' 4" x 5' 8" (1.92m x 1.72m)

3 piece suite comprising low level w/c, wash basin, panel enclosed bath with mixer tap/shower attachment, ceramic tiled walls, vinyl floor, radiator, double glazed window to rear aspect.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 70 m²/747 sq ft

GROUND FLOOR: 36 m²/386 sq ft, FIRST FLOOR: 34 m²/361 sq ft
EXCLUDED AREAS: FRONT GARDEN: 25 m²/268 sq ft, REAR GARDEN: 91 m²/980 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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