



Ford Road, Dagenham

offers in excess of £345,000 Freehold

CHAIN FREE • Off Street Parking • In Need Of Some Modernisation • Walking Distance To Heathway • 1st Floor W/c & Ground Floor Bathroom • Double Glazing • 2 Double Bedrooms • Great Potential For Extension & Improvement Subject To Consent • Close To Local Schools, Shops & Bus Routes



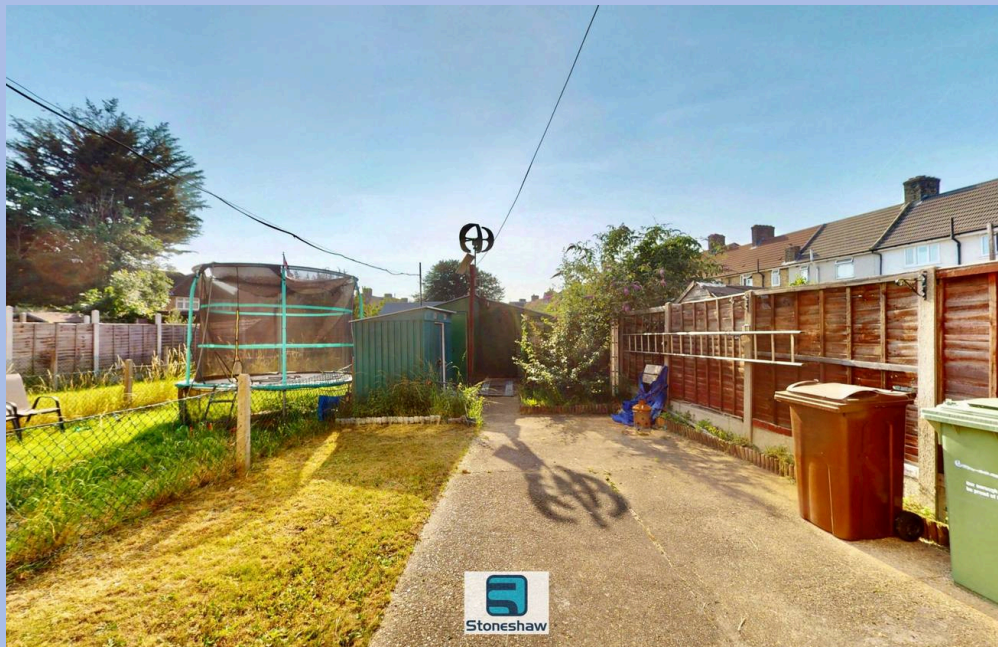
Chain free 2 bed end terrace with off street parking, double glazing, ground floor bathroom, first floor W/C. Needs modernisation. Near Heathway station, schools, shops, and transport links.

Council Tax band: C

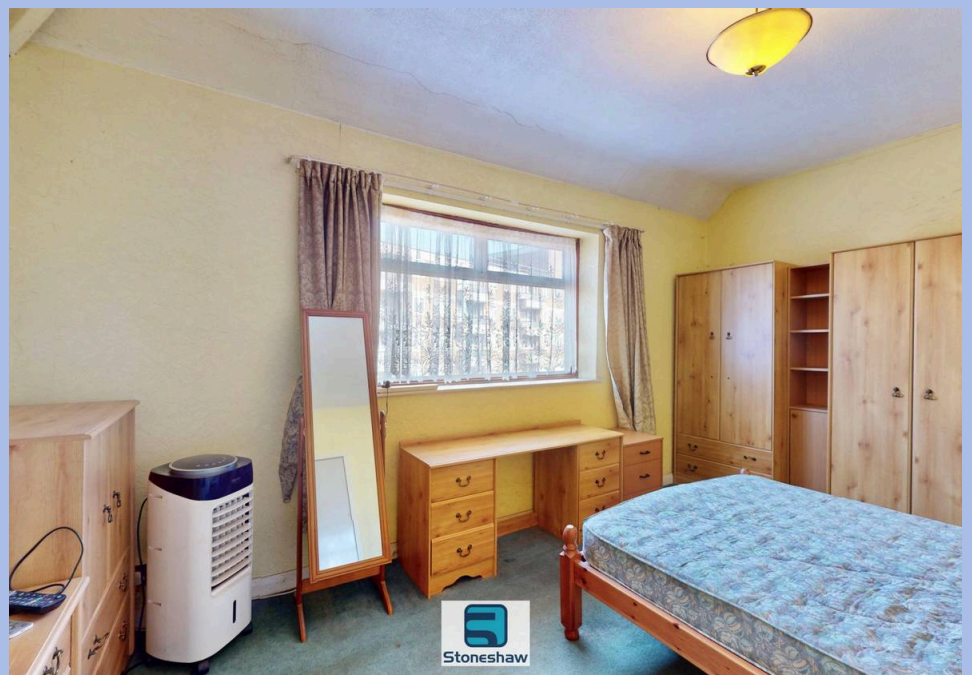
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C



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Hallway

Via double glazed door, stairs to 1st floor, fitted carpet, sliding door to living room.

Living Room

12' 10" x 12' 1" (3.91m x 3.68m)

Fitted carpet, electric fire with ornate surround, double glazed window to front aspect, door to kitchen.

Kitchen

10' 0" x 7' 7" (3.05m x 2.31m)

Eye and base level units, marble effect work tops, space and plumbing for washing machine, fridge freezer and gas cooker. Wall mounted gas boiler for hot water only, door to bathroom, double glazed window and door to garden.

Bathroom

8' 2" x 4' 5" (2.49m x 1.35m)

Wash basin, panel enclosed bath with mixer tap/shower attachment, ceramic tiled splash backs, vinyl floor, double glazed window to rear aspect.

1st Floor Landing

Fitted carpet, loft access, double glazed window to side aspect, doors to bedrooms and W/c.

Bedroom 1

15' 0" x 9' 11" (4.58m x 3.03m)

Fitted carpet, double glazed window to front aspect.

Bedroom 2

11' 4" x 9' 3" (3.45m x 2.81m)

Fitted carpet, double glazed window to rear aspect.

W/c

Low level w/c, vinyl floor, double glazed window to rear aspect.



GROSS INTERNAL AREA
 TOTAL: 61 m²/651 sq.ft
 GROUND FLOOR: 31 m²/330 sq.ft, FIRST FLOOR: 30 m²/321 sq.ft
 EXCLUDED AREAS: REAR GARDEN: 117 m²/1,256 sq.ft, FRONT GARDEN: 59 m²/634 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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