



Rugby Road, Dagenham, Essex

Price: £350,000

Freehold

Rugby Road, Dagenham, Essex, RM9

Property Details:

We are delighted to bring to the market this good size 2 bedroom End of Terrace house in the popular area of Dagenham. 2 double bedrooms, Lounge with fireplace, kitchen, ground floor shower-room, first floor bathroom and excellent potential to expand (STPP). Good size rear garden of approximately 50', with side gated access and paved to front. A good size family home located close to schools, shops and transport links. With so much potential for expanding this just needs you to put your own stamp on it and make it into your dream home. This will also appeal to investors. Updating required.

Ground Floor:

Entrance Hall 17'2" x 5'0"

Entrance from front covered porch to hall way with stairs to first floor, access to ground floor accommodation and understair storage cupboard with plumbing for washing machine. Tiled flooring.

Living Room 12'11" x 12'8"

Double glazed window to front aspect. Chimney breast with fireplace. Radiator. Wood flooring. Double doors to kitchen.

Kitchen 9'0" x 7'5"

Single glazed window to rear and door part glazed to garden. A range of wall and base units. Sink with drainer. Space for Cooker. Door to:

Shower room 5'10" x 3'5"

Double glazed frosted window to rear. Cubicle shower, low level W.C. and hand basin. Tiled to walls and floor.

First Floor:

Landing

First floor landing with access to bedrooms, access to loft. Double glazed door on lower landing to rear aspect. Boiler.

Bedroom 1: 16'3" x 9'11"

Master bedroom across front of property. Double glazed windows to front. Carpet. Radiator.

Bedroom 2: 11'0" x 9'11"

Double glazed window to rear. Carpet. Radiator.

Bathroom: 9'0" x 4'4"

Double glazed frosted window to rear. Panel bath with electric shower over. Low level W.C., hand basin. Tiled to floor and walls. Radiator.

Outside:

Rear Garden 50' Approx (not measured)

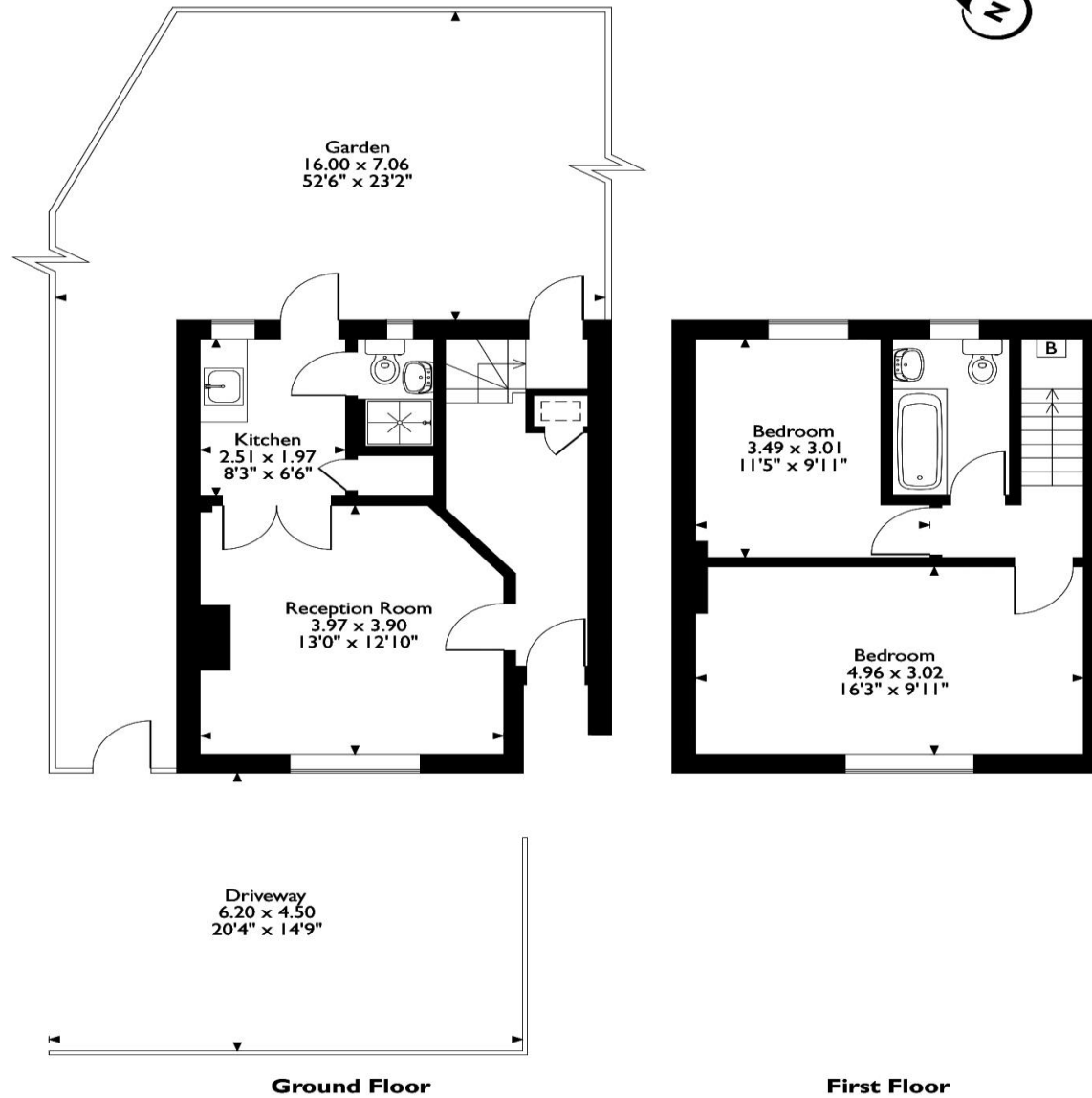
Good size Garden to rear. Commencing with patio area, rest laid mainly to lawn. Established trees and shrubs. Side access to front.

To Front of property:

Paved front garden with dipped curb to park one car and with gated access at the side to the rear garden.

Council Tax Band: C

Approximate Gross Internal Area 64 Sq M/689 Sq Ft

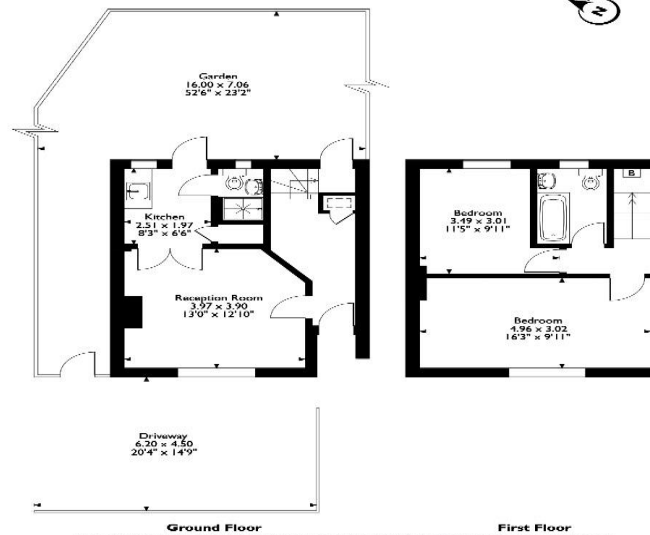


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Approximate Gross Internal Area
64 Sq M/689 Sq Ft

- 2 Double Bedrooms
- Lounge
- Kitchen
- Ground floor shower-room
- First floor bathroom
- Enclosed Rear Garden
- Gas Central Heating
- Double glazing
- Off street parking to front
- Potential to expand (STPP)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.