



Total area: approx. 77.6 sq. metres (835.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD  
 Plan produced using PlanUp.



## Ross Avenue, Dagenham, RM8 1PU Offers In Excess Of £340,000

Situated directly off Green Lane, within the heart of Dagenham, is this THREE BEDROOM MID-TERRACED FAMILY HOME. Although some renovation is required, this is the perfect blank canvas for any first time buyers. With High Street stores, Schools and Bus Routes all within a stones throw. Location for this house is on point.



Energy Efficiency Rating	
Current	Potential
63	88

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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**AGENTS NOTE:** 'We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.'

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

## GROUND FLOOR

### Entrance

Via porch. Door into hallway.

### Hallway

Under stairs storage cupboard. Stairs to first floor landing. Entrance into Lounge and Kitchen.

### Lounge

23'10 x 10'11 narrowing to 10'7

Double glazed square bay window to front. Double glazed sliding doors to rear. Two radiators.

### rear reception

7'9 x 7'11

Double glazed Window Radiator

### Kitchen

15'10 x 5'7 narrowing to 5'9

A range of units with roll edge work tops. Space for gas oven. Plumbing for washing machine. Combi boiler. Stainless steel sink bowl drainer and mixer taps.

## FIRST FLOOR

### Landing

Loft access.

### Bathroom

Three piece suite. Panelled bath with shower attachment and mixer taps. vanity unit sink inset. Low flush wc. Tiled walls. Heated towel rail.

### Bedroom One

12'11 x 10'4

Double glazed semi square bay window. Radiator.

### Bedroom Two

10'10 x 9'2

Double glazed window. Radiator. Built-in storage cupboards.

### Bedroom Three

7'0 x 5'11

Double glazed window. Radiator.

## EXTERIOR

### Rear Garden

Mainly laid to lawn.

