



Albert Road, Romford £325,000 - £350,000 Guide Price



This lovely two double bedroom end of terrace house is situated in a great location for Romford Town and station.

With added benefits of having an upstairs bathroom with bath and shower cubicle, two reception rooms and off street parking. This will be a great home for a first time buyer or a Buy to Let Investment.

Externally this property has a 40ft size garden with decking and side access.

- **TWO DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **UPSTAIRS BATHROOM**
- **OFF STREET PARKING**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GOOD SIZE KITCHEN**
- **LOCATED FOR ROMFORD TOWN AND STATION**
- **GREAT HOME FOR A FIRST TIME BUYER**
- **BUY TO LET INVESTMENT**

ACCOMMODATION

2, Albert Road, Romford
Approximate Gross Internal Area
70 Sq M/762 Sq Ft

SITTING ROOM

13' 2" x 11' 11" (4.01m x 3.63m)

DINING ROOM

13' 0" x 9' 11" (3.96m x 3.02m)

KITCHEN

11' 7" x 6' 8" (3.53m x 2.03m)

BEDROOM ONE

13' 5" x 11' 11" (4.09m x 3.63m)

BEDROOM TWO

10' 0" x 8' 0" (3.05m x 2.44m)

BATHROOM

GARDEN

40' 2" x 14' 6" (12.24m x 4.42m)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.