



**Manor Road, Romford, Essex**

**Price: £1900 p.c.m**

# Manor Road, Romford, Essex – 3 bedroom house - £1900 p.c.m.

## Property Details:

We are delighted to offer To Let, this lovely Victorian refurbished family house in Romford. This character property has lots of charm and is light and airy. It has been refurbished throughout and has new flooring and carpets. The property offers 3 bedrooms, 2 doubles and one single. Large lounge with separate dining room. Fitted modern kitchen with plenty of storage, built in fridge/freezer, oven and hob with extractor over and a washing machine. First floor modern family bathroom. Off street parking for 2 cars, one at the front and one at the rear. There is no rear garden with this property but there is a small garden to the front. Close to good schools, shops, transport links and easy access to Romford Train Station for trains into London (Elizabeth Line). Rental £1900 p.c.m. Deposit 5 weeks rent .A no deposit option is available ask for further details. Available NOW!

## Ground Floor:

**Entrance.** Entrance from front into lounge.

**Lounge:** 19'7" x 12'3" > 7'4". Two double glazed windows to the front. Large built in feature fire place. Chimney breast. Dado rail. Wood flooring. 2 x radiators. Smooth ceiling with coving and pendant light. Neutral décor. Stairs to first floor. Large double doorway to Dining room and separate door to kitchen.

**Dining Room:** 12'3" x 7'5" Double glazed window to front. Dado rail. Wood flooring. Radiator. Smooth ceiling with coving and pendant light. Neutral décor.

**Kitchen:** 17'9" > 13'1 x 8'6". Double glazed window and part glazed door to side aspect. Modern fitted kitchen with a range of wall and base units. Integrated fridge/freezer, electric oven and gas hob with extractor over. Washing machine, Stainless steel sink with drainer and mixer tap. Tiled flooring. Heated towel rail. Smooth ceiling. Neutral décor. Double glazed window to side aspect. Door to rear and parking area.

## First Floor:

**Landing:** 15'7" x 5'9"

Double glazed window to front aspect. Radiator. Fitted carpet. Neutral décor. Access to first floor bedrooms and bathroom. Loft hatch.

**Bedroom 1:** 12'3" x 11'11", Double glazed window to front aspect. Chimney breast. Radiator. Fitted carpet. Neutral décor.

**Bedroom 2:** 12'1" x 5'9"

Double glazed window to front aspect. Radiator. Fitted carpet. Neutral décor.

**Bedroom 3:** 9'7" > 7'0" x 8'6" Double glazed skylight window. Radiator. Fitted carpet. Neutral décor.

**Bathroom:** 5'7" x 5'4" Double glazed window to side aspect. Panel bath with shower over. Low level W.C. Hand basin with storage under. Heated towel rail. Smooth ceiling with down lights. Tiled to walls. Vinyl flooring.

**Outside: Parking:** There is space for parking for 2 cars, one at the front and one at the rear. There is no rear garden with this house.

**Council Tax Band:** D

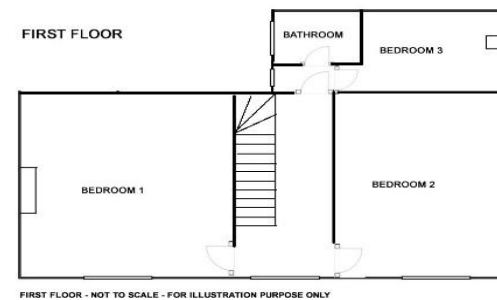
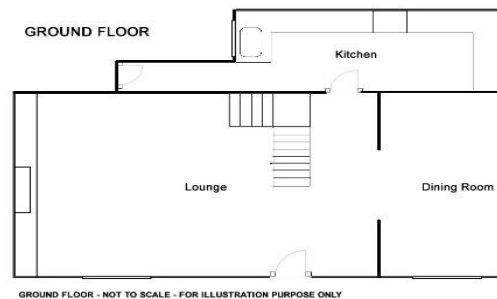
Rent £1900 p.c.m. Deposit equal to 5 weeks rent. A No deposit option is available (ask for details0.. AVAILABLE NOW!!!!







- 3 Bedrooms
- Good size fitted Kitchen
- Large lounge AND separate Dining Room
- Modern 1<sup>st</sup> floor Bathroom
- Double glazing & central heating
- Parking Space for 2 cars
- Close to amenities, transport links and Romford Station
- Option for No Deposit
- There is no rear garden with this house



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.