



## Rugby Road, Dagenham

£350,000 Freehold

Chain Free • Fantastic Location Within Walking Distance To Becontree Station • First Floor Bathroom • Double Glazed • Gas Central Heating • Great Investment Buy To Let Or First Time Buyer • Close to Schools and shops and Bus Routes • Approx 50ft Garden • Quiet Residential Area • Fitted Wardrobes In Master Bedroom



Chain free two bedroom house near Becontree Station. Spacious reception, fitted kitchen, modern bathroom, gas heating, double glazing. Quiet area, close to schools, shops, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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## **Hallway**

Hardwood Door leading into porch via second hardwood internal door. Radiator, storage cupboard, fitted carpet and stairs to first floor.

## **Living Room**

12' 10" x 12' 8" (3.92m x 3.87m)

Fitted Carpet, radiator with feature fireplace with flat plastered walls with aertex ceiling and original beams and double glazed UPVC Bay Windows to front aspect.

## **Kitchen**

8' 4" x 9' 11" (2.54m x 3.01m)

Eye and Base Level Units with formica work tops , space and plumbing for washing machine. Fridge freezer and brand new gas single oven with gas hob and extractor fan. Wall mounted Gas Combi Boiler (untested).

Ceramic Tile slash back and flat plastered walls with lanolin flooring. Stainless steel sink with mixer tap and UPVC door and window to rear aspect leading to south facing garden.

## **Landing**

Carpeted Stairs to Landing with UPVC window to rear aspect leading to bedroom one.

## **Bedroom 1**

16' 1" x 9' 11" (4.90m x 3.01m)

Fitted carpet with fitted wardrobes on both sides of room, radiator and double glazed UPVC Window to front aspect with flat plastered walls.

## **Bedroom 2**

11' 5" x 7' 11" (3.49m x 2.41m)

Fitted Carpet, radiator and flat plastered walls. Double glazed UPVC windows to rear aspect.

## **Bathroom**

8' 6" x 4' 4" (2.59m x 1.33m)

Three piece suite with shower over bath and shower rail. Lanolin flooring with radiator and fully tiled with UPVC obscure window to rear.

You can include any text here. The text can be modified upon generating your brochure.