



Bainbridge Road, Dagenham, RM9 5UU

- No Chain
- End Terrace House
- Two Double Bedrooms
 - Off Road Parking
 - Detached Garage
- Scope To Extend STPP
- 18 Min Walk to Dagenham Heathway Station (source: google maps)
 - In Need of Modernisation Throughout

£350,000 - Freehold - Council Tax: C

Bainbridge Road

Dagenham, RM9 5UU



Entrance Hall

Entrance door (new in 2024). Radiator, carpet.

Reception Room

15' x 13'2 max sizes (4.57m x 4.01m max sizes)
Double glazed windows to two aspects. Gas fire with surround, radiator, carpet

Kitchen/Diner

15' x 7'10 max sizes (4.57m x 2.39m max sizes)
Double glazed door and two windows to rear garden (new in 2023). Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, part tiled walls, radiator, wall mounted Heatline boiler, vinyl flooring.

First Floor Landing

Double glazed window. Access to loft, radiator, carpet.

Bedroom One

15' x 11'9 max sizes (4.57m x 3.58m max sizes)
Double glazed window. Smooth ceiling, radiator, built in cupboard, carpet.

Bedroom Two

9'5 x 9'5 max sizes (2.87m x 2.87m max sizes)
Double glazed window. Radiator, carpet.

Bathroom

5'6 x 5'2 (1.68m x 1.57m)
Double glazed window. Suite comprising of bath with shower attachment to tap and overhead bracket, low level wc and pedestal wash basin, radiator, tiled walls, carpet

Rear Garden - West Facing

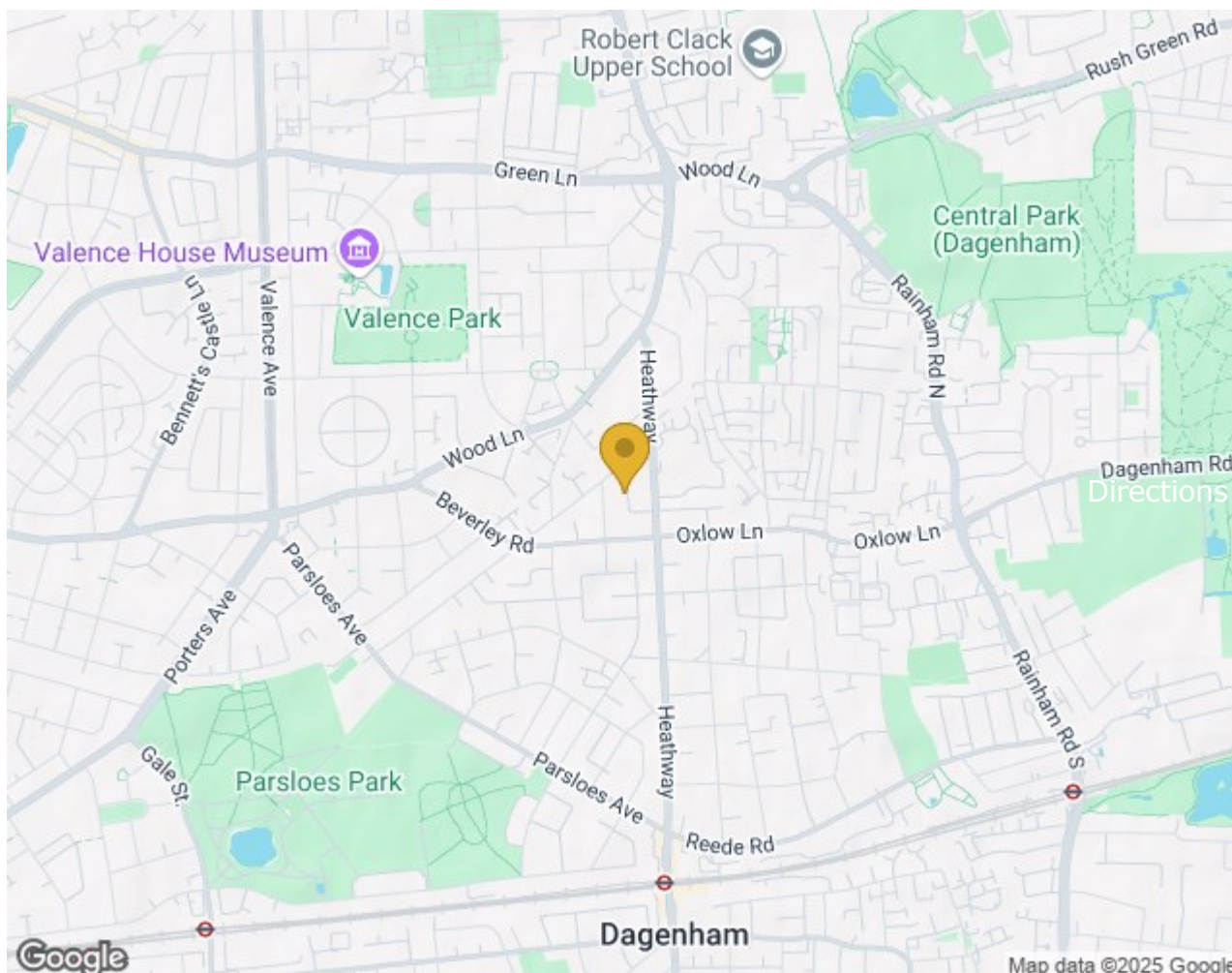
67' approx. (20.42m approx)
Hardstanding seating area to the direct rear of the property with the remainder mainly laid to lawn, outside light, outside tap, vehicle gates from shared drive, detached garage, shed.

Detached Garage

18'11 x 9'5 (5.77m x 2.87m)
Side opening doors, three windows to two aspects, power & light.

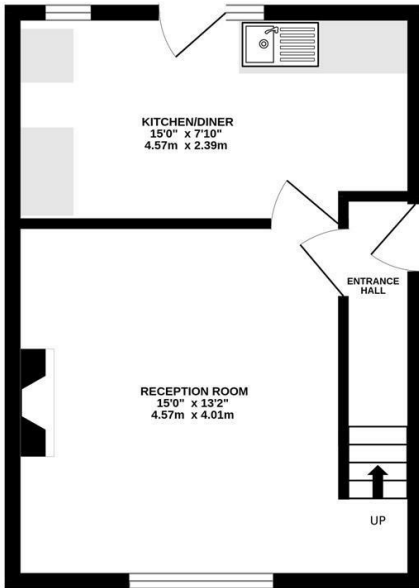
Parking

Crazy paved drive to front via dropped kerb. Shared drive to side of the property that leads to rear garden via gates.

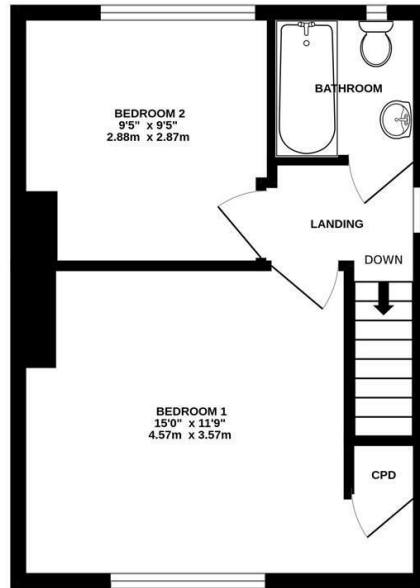




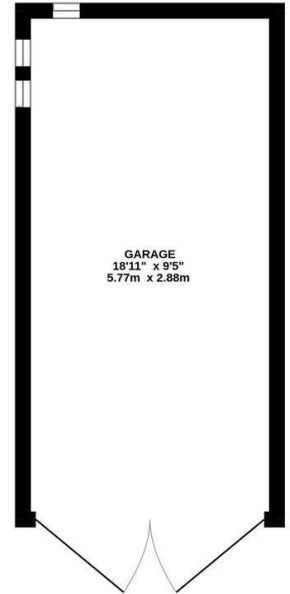
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



EXTERNAL



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	57