



Albert Road

Romford, RM1 2PP

Guide Price £400,000 - £425,000 Ideally located for Romford town centre and Station is this two bedroom end of terrace cottage the accommodation includes entrance porch, open plan reception room, kitchen, ground floor bathroom, two double bedrooms on the first floor, and a loft. Externally there is a driveway to the front and a 125ft rear garden.

Guide Price £400,000 - £425,000 - Freehold - Council Tax: C



Entrance Porch

Entrance door, double glazed windows to front and side.

Reception Room

25'6 x 10'10 (7.77m x 3.30m)
Double glazed windows to front and rear, two radiators, coved ceiling, laminate flooring, stairs to first floor.

Kitchen

10'11 x 5'5 (3.33m x 1.65m)
Double glazed window to side, wall and base units, stainless steel single drainer sink, gas hob, oven, extractor, vinyl flooring.

Rear Lobby

Double glazed door to side, tiled flooring.

Ground Floor Bathroom

Frosted double glazed window to rear, low level WC, wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, vinyl flooring.

Landing

Carpet.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)
Double glazed window to front, radiator, coved ceiling, carpet, access to loft area via a fold down ladder.

Bedroom Two

10'9 x 9'10 (3.28m x 3.00m)
Double glazed window to rear, radiator, coved ceiling, carpet.

Loft

11' x 10'4 (3.35m x 3.15m)
Double glazed sky light, carpet, access to eves storage.

Garden

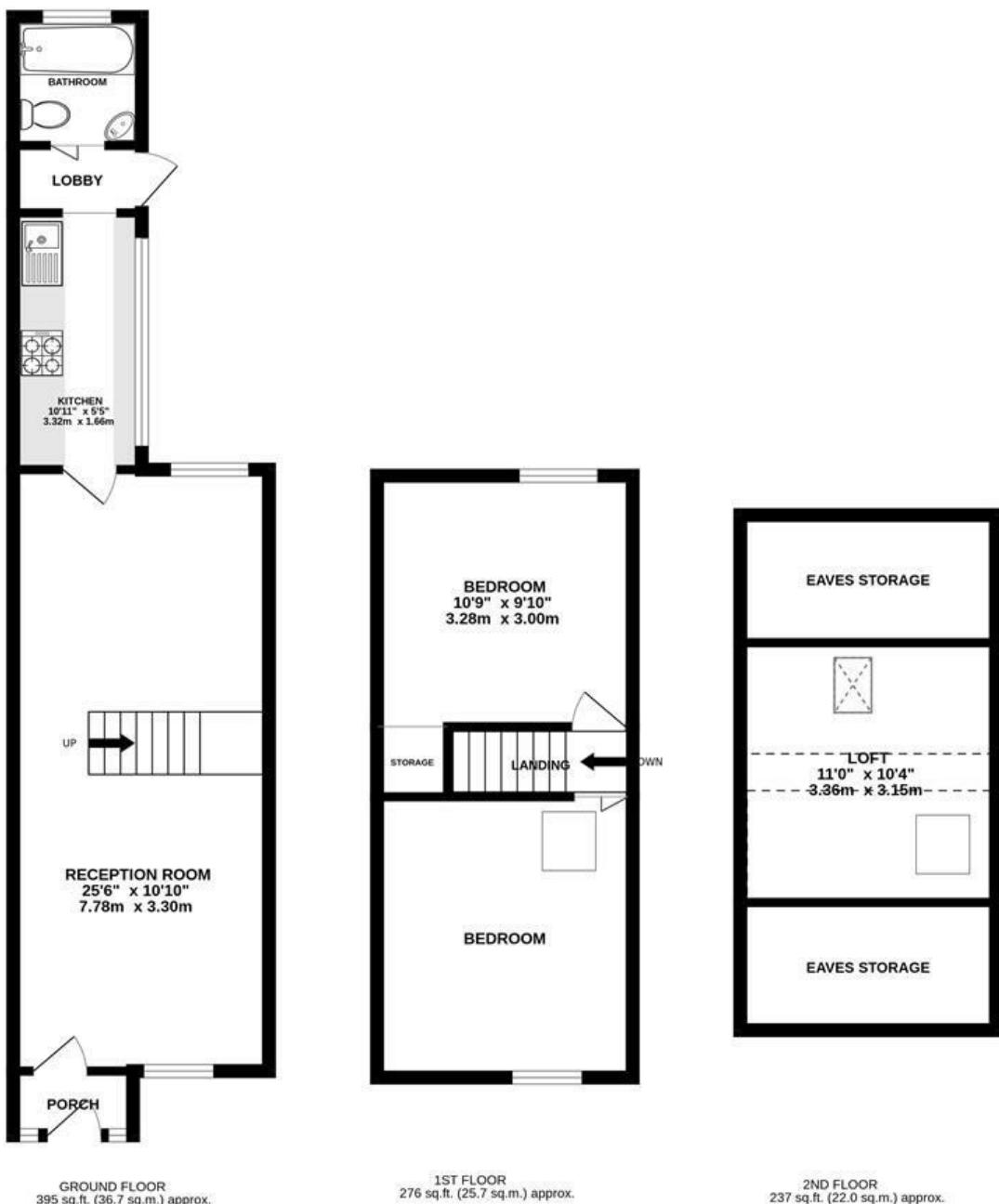
125 (38.10m)
Patio area leading to lawn.

Driveway

Driveway to front for one car.







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
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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC