Noble Residential









Princes Road

Romford, RM1 2SP

Guide Price £500,000 - £525,000 - Offered for sale with no onward chain is this period style three bedroom semi detached home, the accommodation includes three reception rooms, kitchen, ground floor WC, three double bedrooms, shower room and seperate WC. Externally there is a 100 ft rear garden, residents permit parking in road with the potential for parking to the front of the property subject to council approval.

Guide Price £500,000 - £525,000 - Freehold - Council Tax: D

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Entrance Hall
Part frosted double glazed entrance door, stairs to first floor, understairs cupboard, radiator, carpet.

Ground Floor WC
Frosted double glazed window to side, low level WC, vanity wash hand basin, part tiled walls, vinyl flooring.

Reception Room One
14'8 x 13'3 (4.47m x 4.04m)
Double glazed bay window to front, radiator, carpet.

Reception Room Two
12'6 x 11'9 (3.81m x 3.58m)
Double glazed window to rear, radiator, carpet.

Reception Room Three
12'1 x 10'10 (3.68m x 3.30m)
Two double glazed window to rear, radiator, carpet.

Kitchen
12' x 7'11 (3.66m x 2.41m)
Double glazed window to side, frosted double glazed window to side, wall and base units, single drainer sink, boiler, larder, gas cooker point, plumbing for washing machine, part tiled walls.

Landing
Two cupboards, loft access, carpet.

Bedroom One
17'7 x 14'6 max (5.36m x 4.42m max)
Double glazed bay window to front, double glazed window to front, cupboard, radiator, carpet.

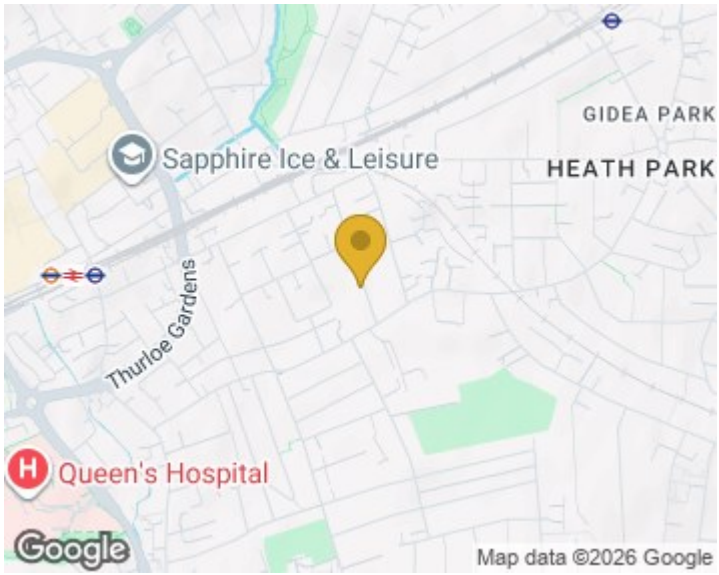
Bedroom Two
12'7 x 11'9 (3.84m x 3.58m)
Double glazed window to rear, radiator, carpet.

Bedroom Three
12'1 x 11'1 (3.68m x 3.38m)
Double glazed window to rear, radiator, carpet.

Shower Room
Frosted window to side, pedestal wash hand basin, shower cubicle, radiator, part tiled walls, tiled flooring.

Separate WC
Frosted window to side, low level WC, vinyl flooring.

Garden
100' (30.48m)
Side pedestrian access, patio, lawn, two sheds, outside tap.













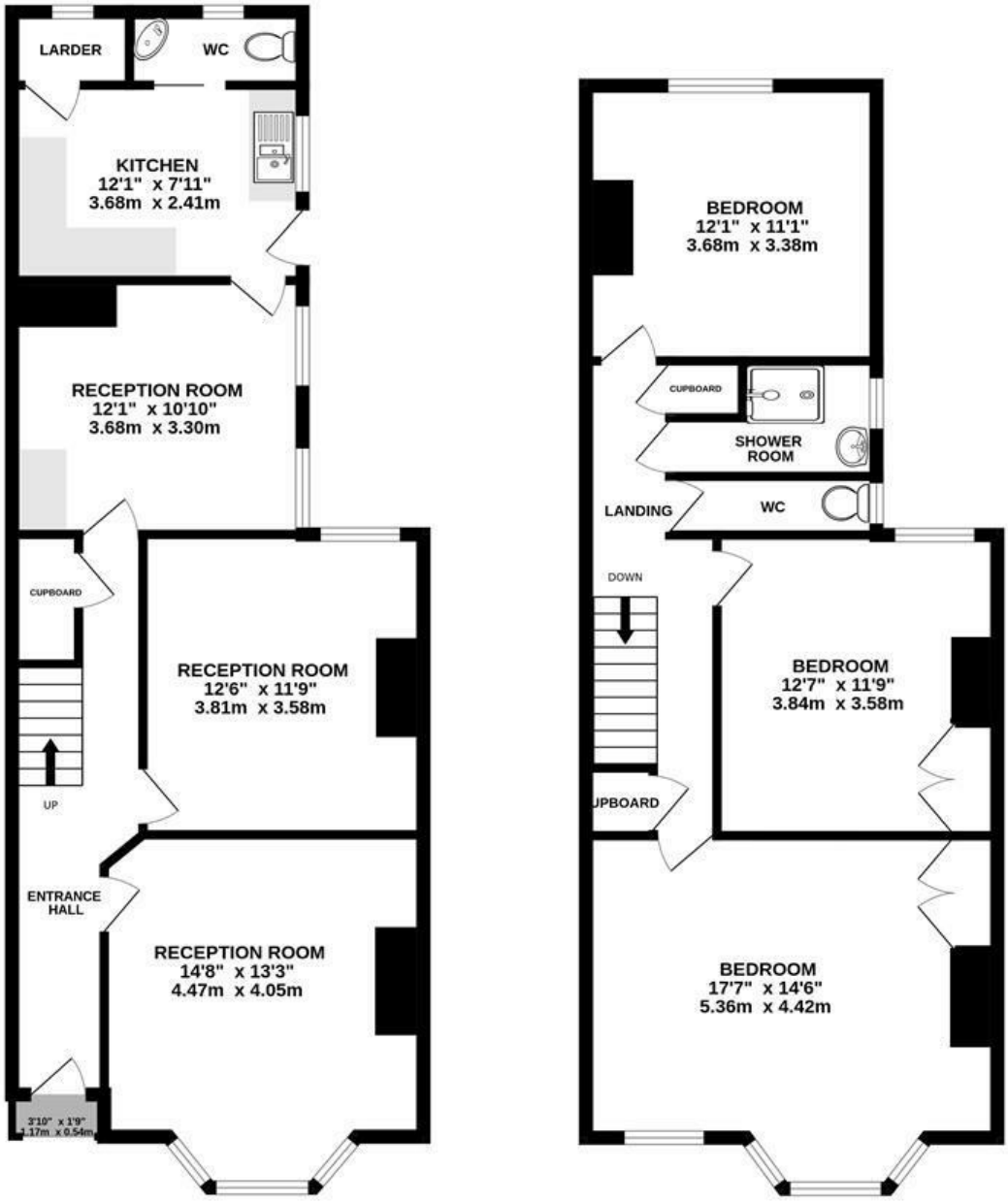






GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

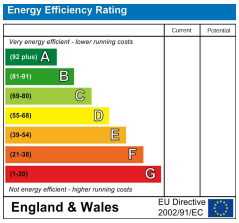


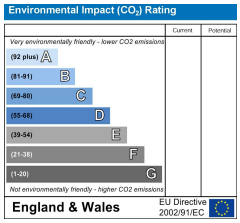
TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

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: D
Tenure: Freehold





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