



 **4**
Bedrooms

 **2**
Bathrooms



4 Bedrooms
End Terrace
Huge Side Space
2 Receptions
2 Toilets
Rear Garden
Driveway
Garage
Gas Central Heating
Double Galzed

INVESTORS' DREAM PROPERTY. HUGE POTENTIAL! Great Buy-to-Let Opportunity or Family Home. Book Your Viewing Now! CASH BUYERS ONLY

Description:

Anglowide Estates are pleased to present for sale this Four Bedroom End of Terrace house. This property comes with three big double bedrooms, one standard single bedroom and family bath and toilet on the first floor. On the ground floor, the property boasts two big reception rooms, ground floor toilet, and kitchen. On the exterior, the property boasts front lawn, garage/side space, and big rear garden.

Location:

Well located for easy access to local amenities including local park, convenient stores and transport network. This property is 10 mins walking distance of Dagenham East underground station (District Line).

Potentials:

Huge side space to accommodate additional one/two bedroom house/two studio flats/ additional rooms upon extension (STPP).

Can also be extended at the rear.

Property can easily be split into two flats (STPP). Has a history of been splitted into two flats previously. And was officially recorded with two council tax accounts in Borough of Barking and Dagenham.

Average market going rent as a single dwelling 4 bed after refurbishment: £1700 - £1850

Average market going rent as two flats after refurbishment: £2100 - £2200

Must Know:

This property is being sold with current tenant. For tenancy status and all relevant tenant information, please see the legal pack.

This property needs remordenization.

Ex-council house.

Leasehold (90)

Sold as seen via auction. Before you bid, please see legal pack for all property information including search reports, and terms and conditions.

Property Dimension:

Ground Floor:

Reception One: 4.19m x 3.77m

Reception Two: 3.11m x 3.3m (lxw)

Kitchen: 3.31 x 2.41m

Ground Floor Toilet: 1.3m x 1.5m

Hallway: 4.4m x 2.8m

Garden: Approximately 25m x 10m

First Floor:

First Bedroom - Double Room: 3.47m x 3.7m

Second Bedroom - Double Room: 3.6m x 3.79m

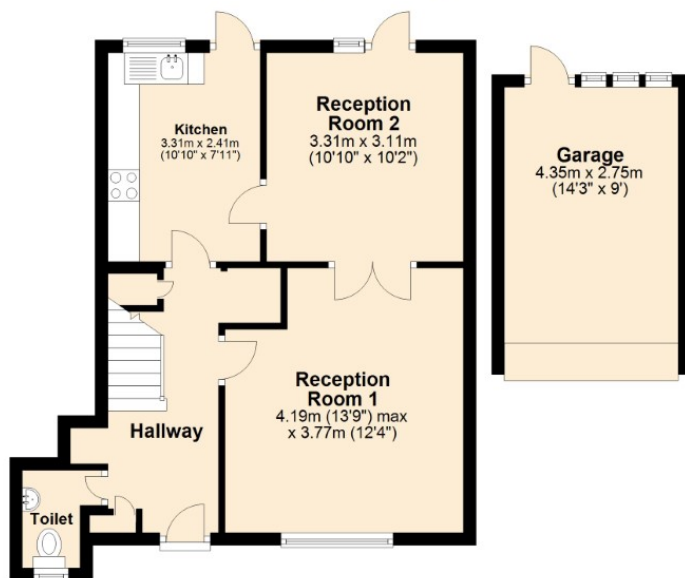
Third Bedroom - Double Room: 3.5m x 2.37m

Fourth Bedroom - Single Room: 2.37m x 2.73m

Family Bath and Toilet, 1.7m x 1.3m

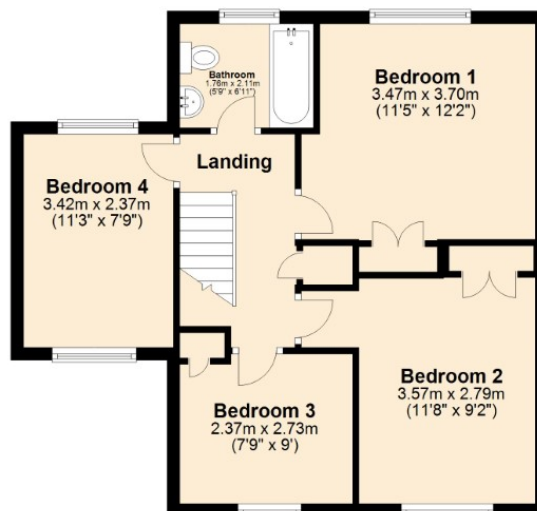
Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 108.4 sq. metres (1166.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	