



Guide price £280,000

GUIDE PRICE £280,000 - £300,000

Ideal locations are delighted to offer for sale this 2 bedroom ground floor maisonette in the quiet residential road of Grantham Gardens RM6.

The property boasts 2 double bedrooms and family bathroom upstairs, a large lounge and good sized kitchen downstairs and garden to the rear.

The property also comes with some outside storage and also has the potential to be extended at the rear a further 3 meters.

There is ample on street parking outside the property.

located just off whalebone lane south the property has multiple bus stops all less then 0.14 miles from the property and with Dagenham Heathway Underground Station 1.99 miles away commuting to Central London is quick and easy.

This property has great potential and is ideal for people looking to either take their first steps onto the property ladder or to add to a buy to let portfolio.

**CALL NOW TO BOOK IN A VIEWING!**

LOUNGE - 15' X 12'6(4.6M X 3.8M)

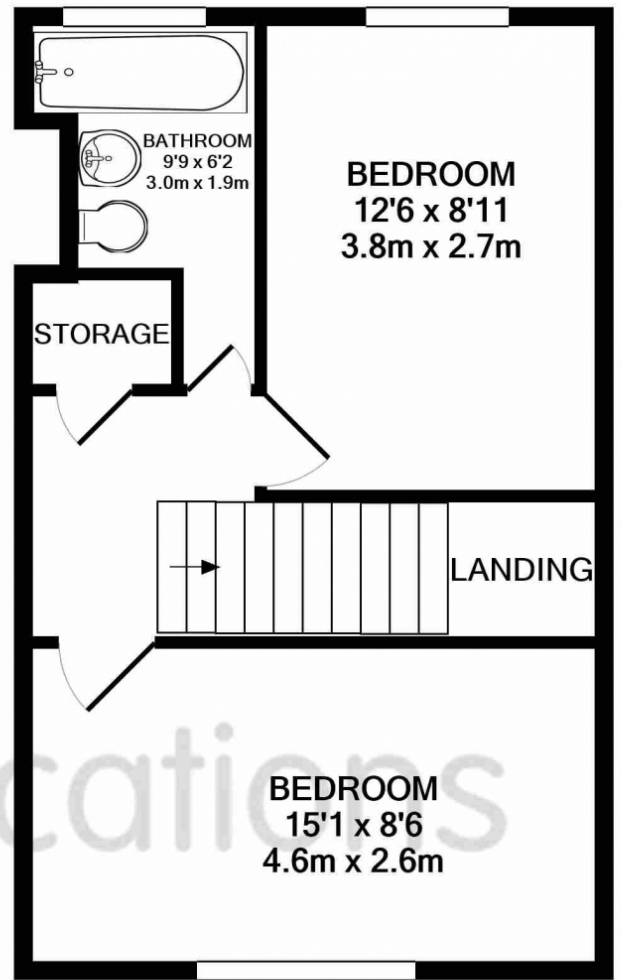
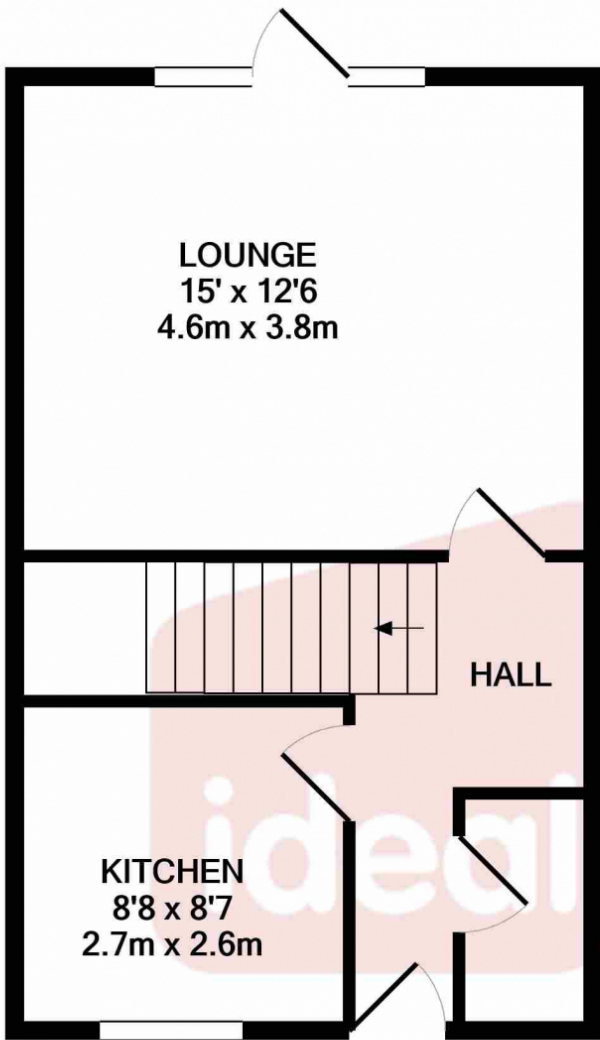
KITCHEN - 8'8 X 8'7(2.7M X 2.6M)

BEDROOM - 15'1 X 8'6(4.6M X 2.6M)

BEDROOM - 12'6 X 8'11(3.8M X 2.7M)

BATHROOM - 9'9 X 6'2(3M X 1.9M)

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



GROUND FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



**Coming soon**