

Vine Street

Romford.

Vine Street
Romford
£475,000

Freehold

•NO ONWARD CHAIN
•THREE DOUBLE BEDROOMS
•FIRST FLOOR FAMILY BATHROOM
•GROUND FLOOR WC
•APPROX 24'X11' LOUNGE/DINER
•APPROX 84' REAR GARDEN
•GARAGE









ENTRANCE HALL :
Wooden flooring, smooth ceiling with cornice coving, stairs to first floor, radiator, understairs storage, doors to accommodation.

LOUNGE/DINER :
24'1x11'7
Wooden flooring, double glazed bay window to front, smooth ceiling with cornice coving, radiator, double glazed window to rear.

KITCHEN :
36'x9'4
Double glazed window to rear, double glazed window to side, double glazed patio doors to side, smooth ceiling, radiator, part tiled walls, cupboard housing boiler, Zanussi oven and gas hob with extractor fan, space for fridge freezer, washing machine, stainless steel sink drainer unit with mixer tap over, AEG dishwasher, a range of match eye and base level units.



GROUND FLOOR WC :
3'8x2'1
Smooth ceiling, extractor fan, low level wc, integrated wash hand basin.

FIRST FLOOR LANDING :
Smooth ceiling, airing cupboard, doors to accommodation.

BEDROOM ONE :
15'5x12'1 into bay
Smooth ceiling, double glazed bay window to front, radiator.

BEDROOM TWO :
12'x9'6
Double glazed window to rear, smooth ceiling, radiator.

BEDROOM THREE :
9'4x7'9
Double glazed window, radiator, smooth ceiling.

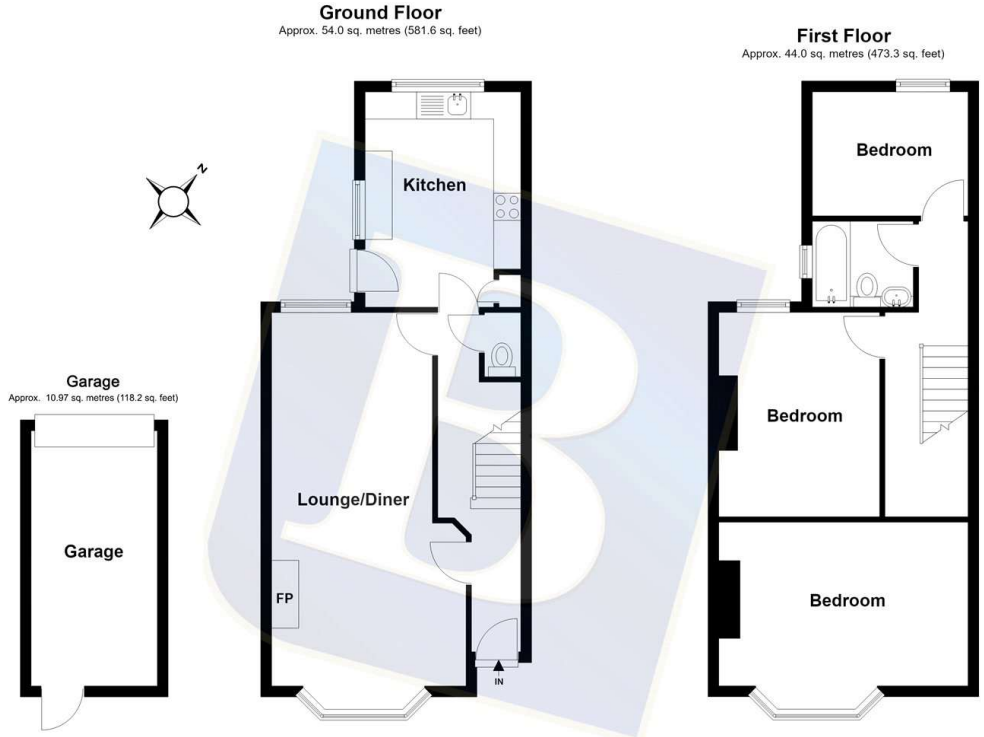
BATHROOM :
5'7x4'8
Obscure double glazed window, tiled walls, tiled flooring, wash hand basin with vanity under, panelled bath with shower attachment, low level wc, heated towel rail, extractor fan.

GARDEN :
84'
Patio, lawn, shrub borders, outside tap, side access.

DETACHED GARAGE :
Up and over door.

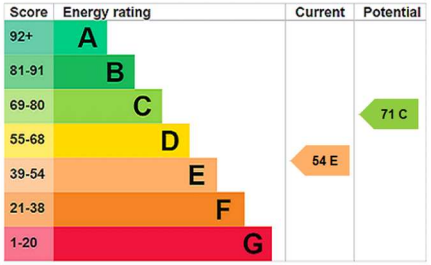
BUYERS INFORMATION PACK:
Please see below a link to the Buyers Information Pack / TA Forms:https://res.gazeal.co.uk/#/bip-docs?appuid=9125985546adf2a497d2095042495877

The agent suggests that any interested parties should make contact with the estate agent prior to booking a viewing as the seller has been unable to provide any material information.



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.
Agents Aperture
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Plan produced using PlanUp.



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