



## 8 Edinburgh House Elvet Avenue, Romford, RM2 6JP

Price Guide £200,000

- Two cosy bedrooms
- Spacious reception room
- Close to Romford amenities
- Ideal for small families or investors
- Modern bathroom
- 840 sq ft living space
- Easy access to transport
- Guide Price £200.000 - £225.000



# 8 Edinburgh House Elvet Avenue, Romford RM2 6JP

Nestled in the charming area of Elvet Avenue, Romford, this delightful two-bedroom first floor flat offers a perfect blend of comfort and convenience. Spanning an inviting 840 square feet, the property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

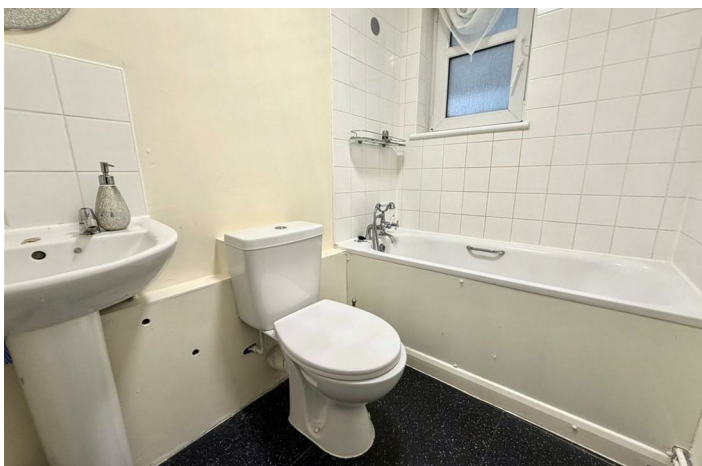
The two bedrooms provide ample space for rest and personalisation, making it a wonderful home for small families or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, catering to all your daily needs.

Well-maintained, showcasing a character that blends seamlessly with modern living. The location is particularly appealing, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

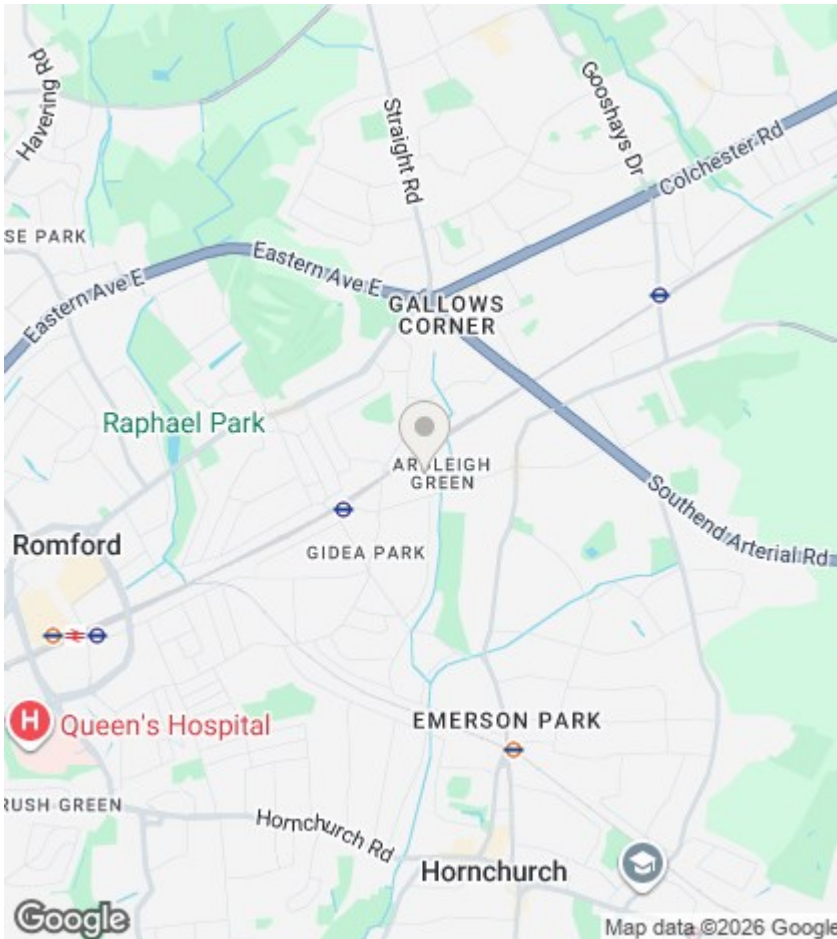
Whether you are looking to settle down or invest in a property with great potential, this flat on Elvet Avenue is a fantastic opportunity not to be missed. Come and experience the charm and convenience of this lovely home for yourself.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

