

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

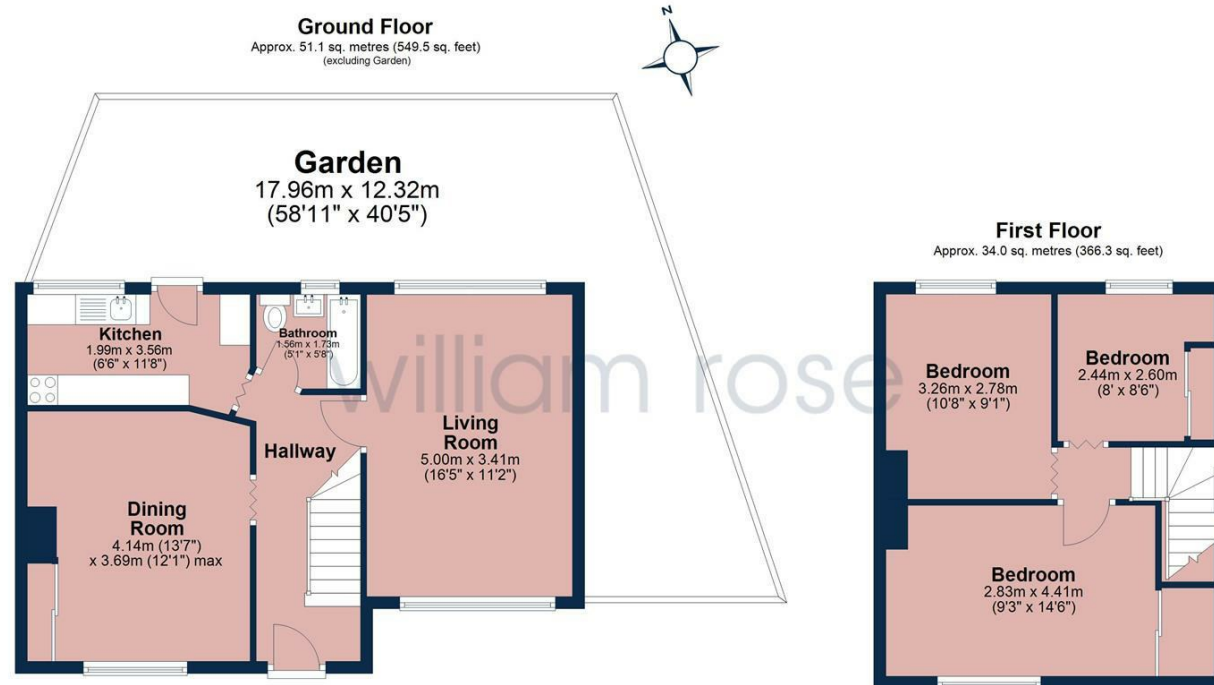
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



155 Burnside Road, Dagenham, RM8 2PJ

Guide Price £300,000

- 3 bedroom end of terraced
- Side access
- Quiet location
- No chain
- Full of potential
- Large rear garden
- 2 reception rooms
- Fitted kitchen
- Ground floor bathroom
- Close to Shops and bus routes



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Burnside Rd

## 155 Burnside Road, Dagenham RM8 2PJ

A three bedroom end of terraced home on Burnside Road, offered with no onward chain and presenting an excellent opportunity for modernisation and improvement.



Council Tax Band: C

The ground floor offers well proportioned living accommodation, including a bright front reception room and a separate dining room, providing flexible space for both everyday living and entertaining. To the rear, there is a fitted kitchen with access through to the garden, along with a ground floor bathroom. The layout offers scope to reconfigure or extend (subject to the usual planning permissions), making it ideal for those looking to add value.

Upstairs, the property comprises three bedrooms, offering versatile accommodation for families, home working or additional storage.

Externally, the property benefits from a generous rear garden, mainly laid to lawn, providing plenty of outdoor space and potential for landscaping or further extension (STP). The property is set back from the road.

Burnside Road is conveniently located for local amenities, including shops, cafes and bus routes, while also offering good access to nearby transport links. The property is well positioned for buyers looking to put their own stamp on a home in a well-connected location.

