



Delaney's

Bedale Road, Romford
Offers Over £225,000

GROUND FLOOR ONE BEDROOM - LARGE PRIVATE SOUTH FACING GARDEN! | Leasehold

Situated a short distance from HAROLD WOOD MAINLINE STATION boasting its easy links into Liverpool Street Station, Delaney's are pleased to offer this WELL MAINTAINED property with a LARGE PRIVATE SOUTH FACING REAR GARDEN PLUS OWNERSHIP OF THE FRONT GARDEN Ideal for all first time buyers and investors.

THIS IS A MUST SEE!

Council Tax Band: A (London Borough of Havering)

Tenure: Leasehold (102 years)

Ground Rent: £10 per year

Service Charge: £1,400 per year

Details provided are to the best of our knowledge, and are subject to change

Entrance

l: 6' 5" x w: 12' 3" (l: 1.96m x w: 3.73m)

Wide entry hallway, storage cupboard, gas central heating and doors to:

Living room

l: 11' 9" x w: 12' 5" (l: 3.58m x w: 3.78m)

Double glazed windows to front, gas radiators, open and airy space boasting beautiful light fittings alongside a working gas fireplace,

Kitchen

l: 13' 2" x w: 8' 3" (l: 4.01m x w: 2.51m)

Double glazed windows to own private rear garden, modern style, tiled flooring and gas hob plus plenty of work surfaces perfect for domestic appliances.

Study

l: 6' 6" x w: 7' 6" (l: 1.98m x w: 2.29m)

Double glazed windows to rear with double doors leading to garden and gas radiators, perfect space for a study or home office.

Bathroom

l: 6' 4" x w: 8' 6" (l: 1.93m x w: 2.59m)

Low level W/C, hand basin with taps over, bathtub with electric shower with tiled flooring.

Bedroom 1

l: 11' 9" x w: 8' 9" (l: 3.58m x w: 2.67m)

Double glazed windows to front, gas radiators and modern fitted wardrobes.

Garden

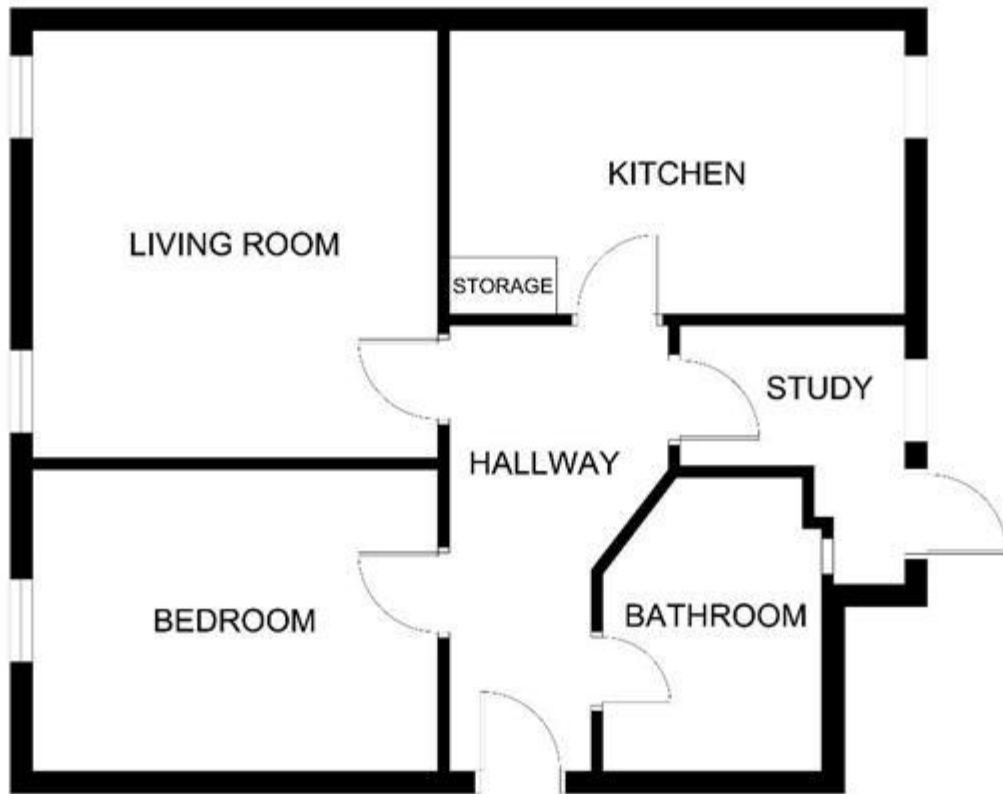
South facing 30ft approx garden, Immediately paved then rest laid to lawn, side access, shed to rear and well maintained.

Front Garden

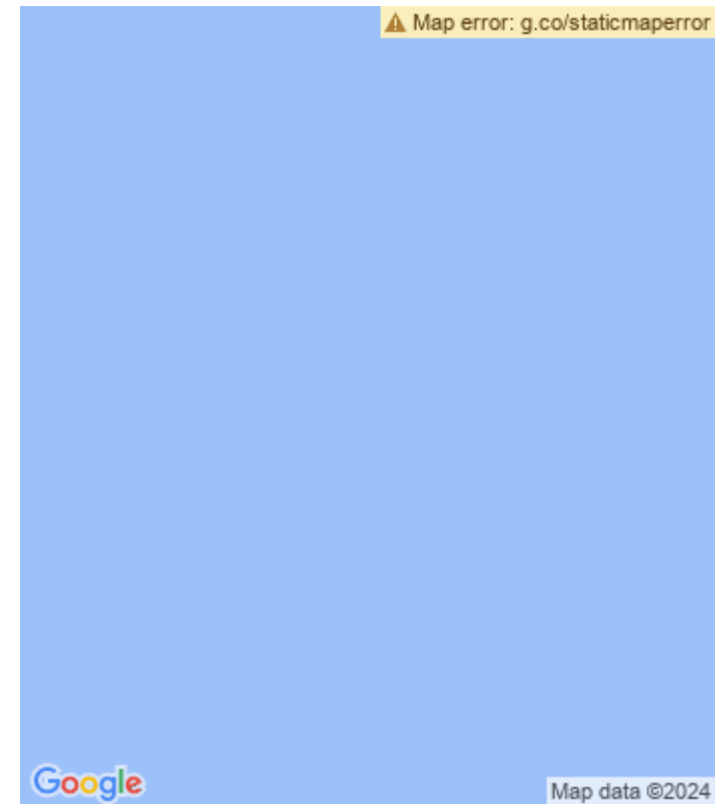
The buyer of this property will also have ownership of the front garden.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers to Palmers Solicitors and AVRillo: Conveyancing Solicitors. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per transaction.



TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.08 SQ.M.)
 Measurements are approximate. Not to Scale. Illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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