



Tiverton Grove, Romford
Guide Price £400,000

NO CHAIN THREE BEDROOM TERRACE HOME | Freehold **SSTC**

GUIDE PRICE £400,000 - £425,000

Delaney's are pleased to offer with NO ONWARD CHAIN this THREE DOUBLE BEDROOM family home. This property boasts: REAR GARDEN, DOUBLE GLAZING, TWO BATHROOMS and located in a quiet turning. AN EARLY VIEWING IS HIGHLY RECOMMENDED! 01708 349668.

Council Tax Band: Band C (London Borough of Havering)

Tenure: Freehold

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

Entrance

Paved area to front, shared side access to rear garden, double glazed door to porch.

Porch

door to hall

Hall

Stairs to first floor level, radiator, wood effect flooring and door to:

Kitchen/lounge

l: 21' 6" x w: 13' 3" (l: 6.55m x w: 4.04m)

Double glazed window to front, radiator, wood effect flooring and open to kitchen. Doors to rear leading to dining room, wall units along two walls, work surfaces along two walls with fitted units under, integrated electric double oven with electric induction hob, space for domestic appliances, single bowl sink drainer with mixer tap over, central breakfast bar island and storage cupboard under stairs.

Dining room

l: 12' 8" x w: 7' 9" (l: 3.86m x w: 2.36m)

Double glazed bi-folding doors to rear leading to garden, skylight windows, radiator and wood effect flooring.

Landing

Double glazed window to front, stairs to second floor and doors to.

Bathroom

l: 8' 4" x w: 5' 4" (l: 2.54m x w: 1.63m)

Double glazed window to rear, panelled bath with mixer taps over, shower over, wash hand basin with taps over, low level WC, tiling to walls and floor.

Bedroom 2

l: 12' 3" x w: 10' 9" (l: 3.73m x w: 3.28m)

Double glazed window to front, fitted wardrobes and radiator.

Bedroom 3

l: 11' 3" x w: 9' 10" (l: 3.43m x w: 3m)

Double glazed window to rear, fitted wardrobes and radiator.

Second floor landing

doors to.

Bedroom 1

l: 14' 9" x w: 9' 10" (l: 4.5m x w: 3m)

Skylight windows to front and rear, radiator, eaves storage and wood effect flooring.

Shower room

l: 7' 3" x w: 5' (l: 2.21m x w: 1.52m)

Double glazed window to rear, shower cubical, pedestal sink with taps over, low level WC, tiling to walls and floor.

Garden

Immediate paved area with side gate access to front and.



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.

