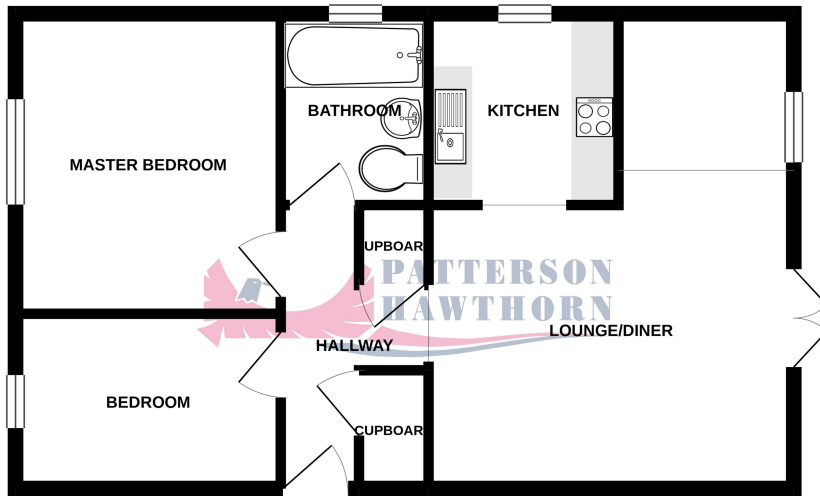


GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>	65	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		65
(39 to 54) <b>E</b>	46	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Shafter Road, Dagenham**  
**£240,000**

- TWO BEDROOMS
- GROUND FLOOR FLAT
- 0.1 MILES TO DAGENHAM EAST STATION
- ADDITIONAL PRIVATE FRONT ENTRANCE
- IDEAL FIRST TIME BUY/INVESTMENT
- NO ONWARD CHAIN



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## Ground floor

### **Communal Entrance**

Via security phone entry system

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Two built in storage cupboards, wood grain effect laminated flooring.

### **Lounge/diner**

5.47m > 3.15m (17' 11" > 10' 4") x 4.39m > 2.13m (14' 5" > 7' 0"). Windows to front, private hardwood framed double doors with security grill to front, wood grain effect laminated flooring.

### **Kitchen**

2.21m x 2.19m (7' 3" x 7' 2"). Windows to side, a range of matching wall & base units, laminated work surfaces, inset sink & drainer with chrome mixer tap, integrated oven, four ring electric hob, extractor hood, space & plumbing for washing machine, tiled splash backs, mosaic tile effect vinyl flooring.



### **Bedroom One**

3.34m x 3.00m (10' 11" x 9' 10"). Windows to rear, wood grain effect laminated flooring.

### **Bedroom Two**

3.00m x 2.00m (9' 10" x 6' 7"). Windows to rear, wood grain effect laminated flooring.



### **Bathroom**

2.21m x 1.7m (7' 3" x 5' 7"). Opaque window to side, paneled bath with shower, low level flush WC, hand wash basin, tiled walls, tiled flooring.

