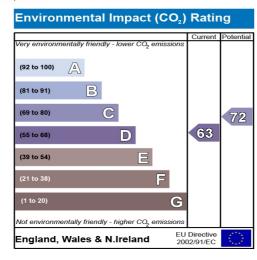


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs England, Wales & N.Ireland EU Directive 2002/91/EC



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Coopers Close, Dagenham £190,000 Leasehold

- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- GOOD CONDITION THROUGHOUT
- WITHIN A MILE OF TWO STATIONS
- COMMUNAL PARKING
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

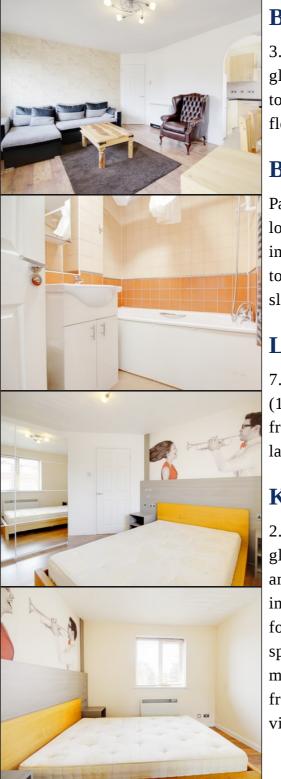
FIRST FLOOR

Front Entrance

Front entrance via composite door into:

Hallway

Large built in storage cupboard, wood grain effect laminate flooring.



Bedroom

3.95m x 3.0m (13' 0" x 9' 10") Double glazed windows to front, electric heater to front, wood grain effect laminate flooring.

Bathroom

Panelled bath with shower attachment, low level flush WC, hand wash basin inset within base units, chrome hand towel radiator to side, tiled walls, non-slip vinyl flooring.

Lounge

7.61m x 3.76m (25' 0" x 12' 4") > 3.19m (10' 6") Double glazed windows to front, storage heater, wood grain effect laminate flooring.

Kitchen

2.32m x 1.75m (7' 7" x 5' 9") Double glazed window, range of matching wall and base units, laminate work surface, inset sink and drainer, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, non-slip vinyl flooring.