

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



**CB Estates are pleased to offer for sale this three bedroom terraced house situated close to schools, local amenities and transport links. The accommodation comprises of a spacious lounge, large fitted kitchen/Diner, utility room, three bedrooms, modern fitted first-floor bathroom, gas central heating, double glazing throughout and a well-maintained southerly facing garden to the rear with brick built storage shed. The property is also offered with the added benefit of no onward chain.**



**Roseberry Gardens**  
Upminster

**£350,000 Freehold**

**Hallway:**

Entrance via double glazed front door, radiator, power points, stairs to the first floor, doors to:

**Lounge: 17'1 x 11'7:**

Double glazed sliding patio doors to rear, power points, radiator, feature fireplace with gas fired back boiler.

**Kitchen/Diner: 17'1 narrowing to 11'10 x 8'10 narrowing to 5'10:**

Double glazed window and door to front, one and a half bowl sink unit with mixer tap and side drainer set into wooden work surface with storage below, further range of matching base and wall mounted units, space and plumbing for washing machine, radiator, integrated hob and oven, power points, further under stairs storage cupboard housing meters, door to:

**Utility Room: 11'6 x 4'10:**

Wall mounted storage units, power points, double glazed door to rear.

**First Floor Landing:**

Double glazed window to front, radiator, power points, loft access, doors to:

**Bedroom One: 11'7 x 11'2:**

Double glazed window to rear, power points, radiator, built-in storage cupboard.

**Bedroom Two: 10'10 narrowing to 7'9 x 9'9 narrowing to 8'6:**

Double glazed window to rear, power points, radiator, built-in storage cupboard.

**Bedroom Three: 8'11 x 7'9:**

Double glazed window to front, power points, radiator, built-in storage cupboard.

**Bathroom: 8'11 x 5'9:**

Double glazed window to front, pedestal wash hand basin with chrome mixer tap, low-level WC, panelled bath unit with chrome mixer tap and built-in electric shower over with shower screen, radiator, built-in airing cupboard housing hot water cylinder, shaver point, extractor fan, tiled walls, vinyl flooring.

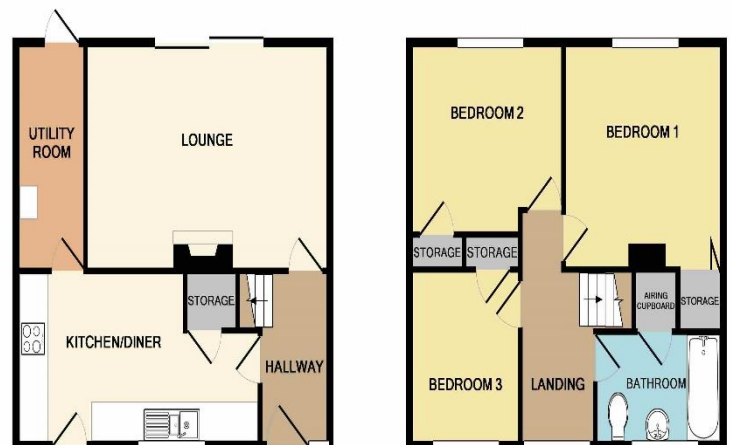
**Exterior: Rear Garden: 68' x 25':**

The front garden is laid to lawn with pathway leading to front door. The well-maintained southerly facing rear garden commences with an entertaining patio area with steps leading to the remainder of the garden which is mainly laid to lawn with mature flowers, shrubs and trees boarding. Access to shed.

**Brick Built Shed: 15'10 x 11'3:**

Lighting, power, windows surrounding, range of storage, door to rear garden.

**Total Approx. Floor Area 894 SQ.FT. (83.0 SQ.M.)**



GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 SQ.M.)

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 here have not been tested and no guarantee is given as to their operability or efficiency can be given.

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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