

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



Situated within a quiet, residential cul-de-sac CB Estates offer for sale this semi-detached one double bedroom bungalow, conveniently located for local amenities (Gobions Avenue) and transport links. The accommodation comprises of a modern fitted kitchen, wet room/W.C, spacious lounge, private garden, double glazing and gas central heating. The property also has the added benefit of being offered with no onward chain.



Robin Close
Romford, RM5

Guide Price £224,500
Freehold

Entrance:

Entrance via double glazed front door leading to hallway, two built-in meter cupboards, loft access, doors to:

Reception: 15'2 x 11':

Double glazed sliding patio doors to rear, power points, phone point, radiator, coving to ceiling.

Kitchen: 12'5 x 6'8:

Double glazed window to front, one bowl stainless steel sink unit with chrome taps and side drainer, range of matching base and wall mounted units, power points, extractor fan, space and plumbing for cooker, washing machine and fridge/freezer, tiled flooring, part tiled walls, wall mounted "Vaillant" gas fired combination boiler.

Bedroom: 11'11 x 10'2:

Double glazed window to rear, power points, radiator, built-in floor to ceiling height fitted wardrobes.

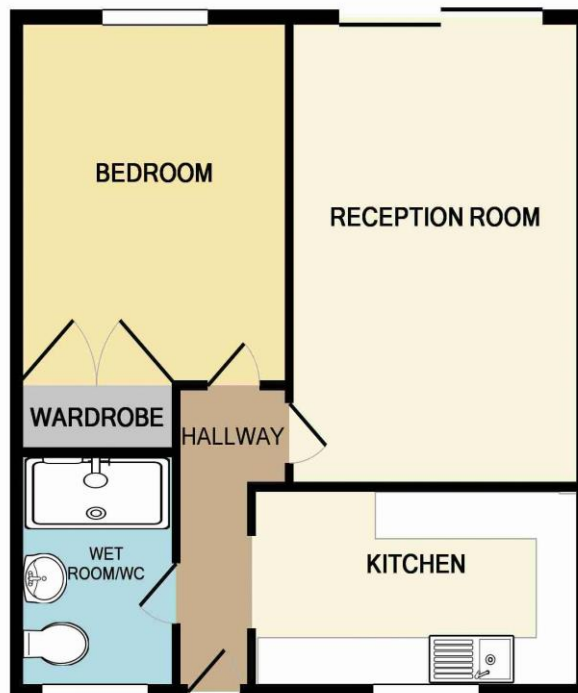
Wet Room/W.C: 7'9 x 5'4:

Frosted double glazed window to front, low level wc, pedestal wash hand basin with chrome taps, vinyl flooring, part tiled walls, wet room area with electric shower over, radiator, extractor fan.

Exterior: 26'3 x 21'6:

To the front there is a lawn area with pedestrian side gate leading to rear garden. The garden is mainly block paved with brick-built storage shed.

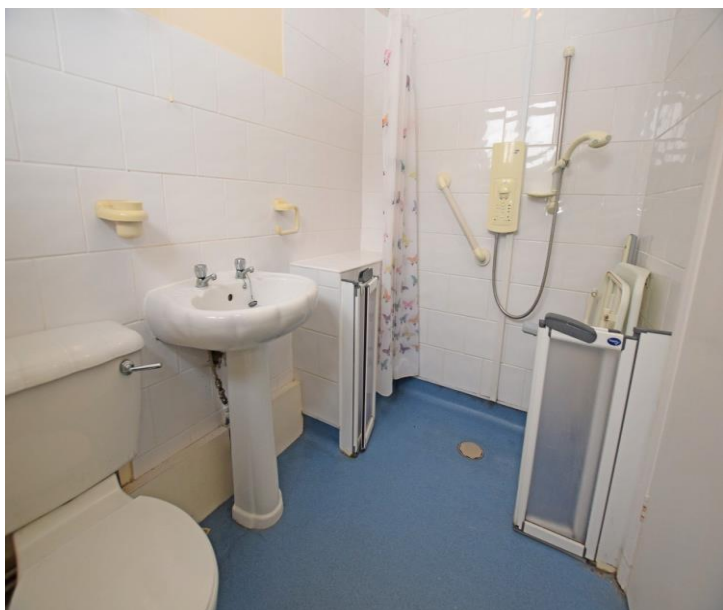
Total Approx. Floor Area 462 SQ.FT. (43.0 SQ.M)



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (43.0 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 have not been tested and no guarantee 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.

CB Estates Ltd

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