



Seymer Road, Romford £240,000 - £250,000



A well presented ground floor flat with a garden.

Throughout the owners have thought of everything to make this a home. French doors to garden.

Modern kitchen and bathroom. Decorated to a good standard and allocated parking. Close to Romford station and town. Good for first time buyer or BTL. LEASEHOLD

- ONE BEDROOM GROUND FLOOR FLATT
- ALLOCATED PARKING
- WELL PRESENTED THROUGHOUT
- GARDEN
- CLOSE TO ROMFORD TOWN & STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MODERN KITCHEN
- MODERN SHOWER ROOM
- GREAT FOR FIRST TIME BUYER OR A BUY TO LET

ACCOMMODATION

LOUNGE / KITCHEN 21' 11" x 16' 1" (6.68m x 4.9m)

BEDROOM 13' 5" x 9' 9" (4.09m x 2.97m)

SHOWER ROOM

GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.