



35 Victoria Road
Romford
Essex
RM1 2LH

Tel: 01708 504455

Email: sales@gbpestates.co.uk

Website: www.gbpestates.co.uk



Gorseway, Romford RM7 Offers in Region of £325,000



This is a lovely extended two bedroom mid terrace house has lots of benefits. Modern throughout and having that extra space. The Kitchen is leading to the conservatory making this a fantastic space for entertaining or watching the children while you cook.

Painted in a neutral colour palate so as to suit most buyers and ready to move in. The garden is approximately 110 ft with a decking terrace at the end to soak of the sun and chill out in the summer months. Off street parking. This one is definitely worth a viewing. Freehold

- MID TERRACE HOUSE
- 110FT GARDEN
- EXTENDED
- CONSERVATORY
- MODERN THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NEUTRAL COLOURS
- LOVELY BATHROOM
- OFF STREET PARKING

ACCOMMODATION

FRONT DRIVE 16' 3" x 14' 1" (4.95m x 4.29m)

HALLWAY

SITTING ROOM 12' 0" x 10' 6" (3.66m x 3.2m)

KITCHEN 13' 4" x 7' 7" (4.06m x 2.31m)

CONSERVATORY/ DINER 12' 3" x 9' 9" (3.73m x 2.97m)

SHOWER ROOM 5' 4" x 4' 6"

BEDROOM ONE 13' 7" x 13' 4" (4.14m x 4.06m)

Fitted Wardrobes

BEDROOM TWO 7' 9" x 7' 8" (2.36m x 2.34m)

Fitted Wardrobes

GARDEN 110' 3" x 13' 6" (33.6m x 4.11m)

Laid to lawn, decking area and patio

Approximate Gross Internal Area
63 Sq M/676 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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.