

Victoria Avenue, Romford, RM5

Guide Price £400,000 - £425,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Offered for sale with the added advantage of no onward chain, this well-presented two-bedroom semi-detached house is situated within walking distance of everyday local amenities and benefits from excellent transport links.

Upon entering the property via the enclosed porch, you are greeted by a welcoming entrance hallway providing access to the principal ground-floor accommodation.

Positioned at the front of the property is a generous reception/dining room, measuring 21'0 x 11'5. The room offers ample space for both living and dining, comfortably accommodating a range of seating alongside a dining table and chairs.

To the rear of the property is the kitchen, which is fitted with a range of light-coloured units and work surfaces, providing useful storage and preparation space. A window overlooks the rear garden, while a door offers direct access outside.

Moving upstairs, the first floor accommodates two well-proportioned bedrooms, along with a family bathroom comprising a bath, wash hand basin and W/C.

Externally, the property benefits from a shared side passageway providing access to the garage, which is positioned to the rear of the garden.

The south-facing rear garden measures approximately 55' x 18' and commences with a small paved area, ideal for outdoor seating, with the remainder predominantly laid to lawn, providing a pleasant outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation on offer, along with the fantastic potential for buyers looking to put their own stamp on this ideal starter home.

Material Information:

Heating: Gas boiler with an additional gas fire in the living room

Broadband: Broadband is available in the area and can be connected upon application; there is currently no active broadband service at the property.

Mobile Coverage: Vendor advises that mobile phone coverage is reliable

Sewerage: Connected to the mains sewer network













- No Onward Chain
- Two Bedrooms
- Semi-Detached House
- Separate Kitchen
- Generous Reception / Dining Room
- Side Gate Access To Rear
- 55' South Facing Rear Garden With Garage
- Within Close Proximity To Shops, Schools, Parks and Everyday Amenities
- Convenient Bus Routes Nearby Towards Stations
- Potential For Buyers Looking To Put Their Own Stamp On A Home

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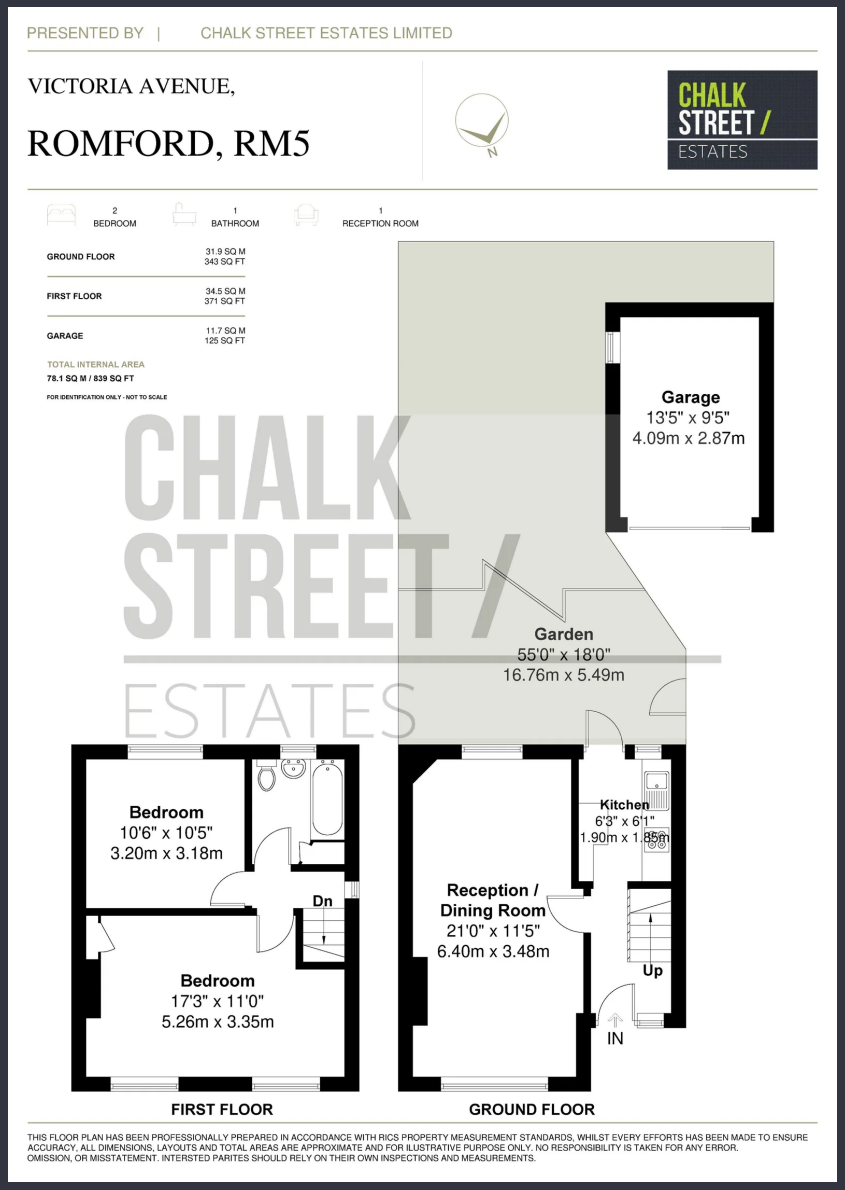

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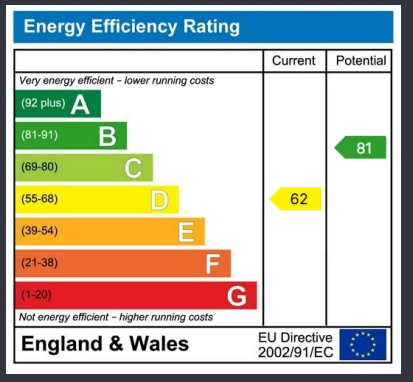

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