



## Ripple Road, Barking, Essex, IG11 7RW

**ONE BEDROOM | CHAIN FREE | GROUND FLOOR FLAT | CENTRAL HEATING | OWN FRONT DOOR | OWN REAR GARDEN | OPEN PLAN LOUNGE/DINER**

### CHAIN FREE

Located with easy access to Barking station, shopping centre and is offered to the market chain free. The property boasts from a ground floor open plan lounge/diner. possibility to convert in to two bedrooms and has scope to rear extension with planning permission.

**Guide Price: £165,000 - £175,000**

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**ENTRANCE**

Front door to porch, door to lounge and dining room.

**LOUNGE/DINING ROOM**

6.65m (21' 10") x 4.55m (14' 11")

Window to front, three radiators, door to hall way with access to all rooms.

**BEDROOM**

4.14m (13' 7") X 3.02m (9' 11")

Window to rear, radiator

**BATHROOM**

Low level wc, pedestal hand wash basin, bath, radiator.

**KITCHEN**

5.31m (17' 5") x 2.24m (7' 4")

Window to side, radiator, fitted base unit, roll edge wall surface, sink and drainer.

**OWN REAR GARDEN**

Approx 20ft.

**OPENING HOURS**

Mon - Fri: 8.30 am - 6.30 pm

Sat: 9.00 am - 4.30 pm

Sun: Closed

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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

