

VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed:

Date:

Printed Name in Full:



Victoria Road,
£250,000



Reeds Rains

• Since 1868 •

- Two Bedroom Flat
- First Floor
- Close To Central Romford
- Awaiting EPC

www.reedsrains.co.uk



Victoria Road, Romford
£250,000

Reeds Rains Estate Agents are favoured to offer this Two Bedroom First Floor Self - Contained Flat with No Chain Involved . Benefitting from an excellent central location in order to access the main shopping and transport areas of Romford. Therefore First Time Buyers and Investors may be attracted by this chain free property. Awaiting EPC .

GROUND FLOOR LOBBY

STAIRS TO:-

FIRST FLOOR LANDING

LIVING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM/WC

DIRECTIONS

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only