



St. Awdrys Road IG11

THREE BEDROOMS | END OF TERRACED HOUSE | YARD WITH PLANNING PERMISSION | CHAIN FREE
| EXTENDED TO REAR | IDEAL INVESTMENT OPPORTUNITY | CALL NOW TO VIEW |

Asking Price: £500,000

HUNTERS[®]
HERE TO GET *you* THERE

St. Awdry's Road IG11

FREEHOLD VACANT HOUSE & YARD WITH PLANNING PERMISSION FOR ADDITIONAL HOME!

A two storey double bayed end of terrace house together with a yard to the side and rear outbuildings with planning permission for an additional house.

On the east side of St Awdry's Road accessed via Wedderburn Road, off Ripple Road between Cranborne Road and Essex Road. Barking mainline station is under ½ mile away.

PLANNING

Planning permission has been granted (ref: 15/00354/FUL) for demolition of part of side of house and rear outbuildings, erection of two storey 2-bedroom dwelling to side and erection of single storey rear extension to existing dwelling.

NOTE - The site had historic planning permission for eight flats, so there may be scope to change the current permission.

HALLWAY

Radiator, laminate flooring

FRONT LOUNGE

4.88m (16' 0") X 3.25m (10' 8")

Double glazed window to front, radiator, laminate flooring.

REAR LOUNGE

3.81m (12' 6") X 3.84m (12' 7")

Double glazed window to rear, radiator, laminate flooring.

KITCHEN

3.96m (13' 0") X 2.06m (6' 9")

Double glazed window to rear, radiator, stainless steel sink and drainer, electric cooker with extractor, space for washing machine, storage space.

BATHROOM

2.62m (8' 7") X 2.01m (6' 7")

Double glazed window to rear, radiator, bath with shower, hand wash basin, low level WC, part tiled walls.

BEDROOM ONE

4.88m (16' 0") X 3.25m (10' 8")

Double glazed window to front, radiator.

BEDROOM TWO

3.78m (12' 5") X 2.67m (8' 9")

Double glazed window to rear, radiator, carpet.

BEDROOM THREE

3.07m (10' 1") X 2.67m (8' 9")

Double glazed window to rear, radiator, laminate flooring, storage.

GARDEN

70ft X 47ft (total garden area excluding outer buildings)

OUTERBUILDING UNIT 1

5.72m (18' 9") X 5.59m (18' 4")

OUTERBUILDING UNIT 2

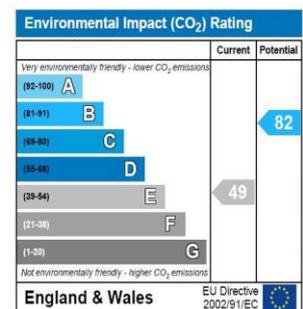
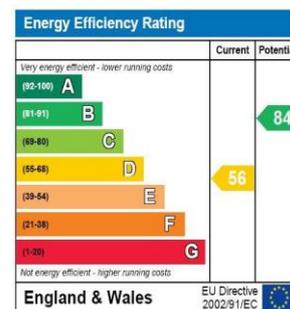
7.92m (26' 0") X 10"

OUTERBUILDING UNIT 3

6.71m (22' 0") X 3.43m (11' 3")

Currently being used as two office rooms and large lobby area.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 6.30pm

Saturday: 9.30am - 3.00pm

Sunday: closed

Hunters 397 Roman Road, Bow, London, E3 5QS

020 8880 6660

bow@hunters.com

VAT Reg. No 187 0013 24 | Registered No: 09022324 England and Wales
Registered Office: Mae House, 96 George Lane, Marlborough Business Center,
South Woodford, London E18 1AD

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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.