

Chadwin Road, Plaistow, London, E13 8NF

MID TERRACED HOUSE | THREE/FOUR BEDROOMS | GARDEN | CLOSE PROXIMITY TO CANNING TOWN DLR | GROUND FLOOR BATHROOM | IDEAL INVESTMENT

Asking Price: £425,000

HUNTERS[®]
HERE TO GET *you* THERE

Offering the opportunity to stamp your own mark for your perfect home is this larger than average mid terraced home. The property on offer requires some internal modernisation, however boast huge potential and would make great investment property or family home. The accommodation comprises of one reception room, large kitchen, a recently decorated bathroom and three bedrooms on the first floor with an extra study room. An internal viewing is highly recommended.

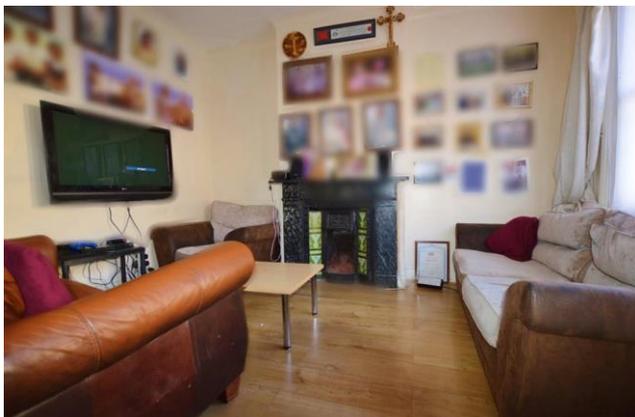
HALLWAY

Access to all ground floor rooms, laminated wood effect flooring, wall mounted radiator, stairs leading to first floor.

LOUNGE

3.89m (12' 9") x 3.02m (9' 11")

Sash window to front, laminated wood effect flooring, feature fire place, wall mounted radiator, power points.



KITCHEN

3.84m (12' 7") x 3.00m (9' 10")

Wall units, wall mounted radiator, laminated flooring, door leading out to rear garden.

GROUND FLOOR BATHROOM

2.84m (9' 4") x 1.47m (4' 10")

Three piece suite comprising of panelled bath with shower attachment, low level w.c. vanity wash basin, tiled floor and walls.



FIRST FLOOR

Access to all first floor rooms.

BEDROOM ONE

3.20m (10' 6") x 2.82m (9' 3")

Window to front, carpet flooring, power points, fitted wardrobes.

BEDROOM TWO

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

Window to rear, laminated flooring.

BEDROOM THREE

2.95m (9' 8") x 2.13m (7' 0")

Window to rear, laminated flooring, power points.

STUDY ROOM

2.03m (6' 8") x 1.75m (5' 9")

Window to front.

ENERGY PERFORMANCE RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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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.