



14 Coronation Road, London. E13 9QB.



PRICE
£375,000

Transport Information

Upton Park Underground station is 0.8 miles away and is a 15 minute walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	34	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

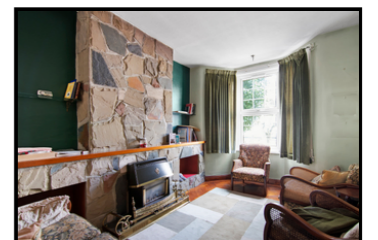
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Ground floor bathroom
- Two bedrooms
- Vacant possession
- Ideal First Time Buy





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Guide Price £375,000 to £400,000 F/H

At each individual viewing, we will supply PPE equipment.

Viewings by appointment ONLY.

Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox.

Ideal starter Home !

This two bedroom mid terraced house has been well maintained by it's current owner and the home is bright and spacious throughout.

The property consists of a spacious through lounge, modern fitted kitchen and a ground floor family bathroom. To the first floor there are two double bedrooms, both well sized.

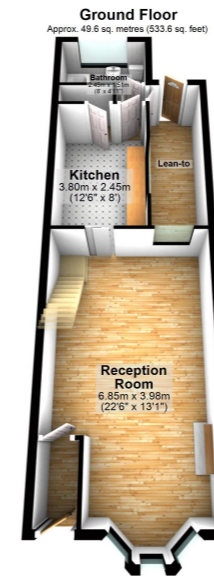
Externally the property has an easily maintained garden is ideal for barbecues and alike.

The location is ideal and being on the New City Estate is ideal for access to transport and amenities, Plaistow and Upton Park stations are equally distanced away and have both the District and Hammersmith and City lines,

West Ham a couple of stops along gives you C2C and Jubilee Lines and quick access to Stratford Westfield Shopping Centre. Green Lanes is a Food park away where there are plenty of shops and the renowned Queens market.

What the owner says...

My family have had the house for generations and we have all loved it, such a perfect area for transport links and Local amenities are also excellent with and wide variety on the door step.



Total area: approx. 76.8 sq. metres (826.8 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk
www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation Ground Floor

Lounge

24' 9" x 13' 1" (7.54m x 3.99m)

Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

Bathroom

8' 1" x 5' 4" (2.46m x 1.63m)

Lean-to

17' 7" x 4' 4" (5.36m x 1.32m)

Garden

16' 0" (4.88m) to shed

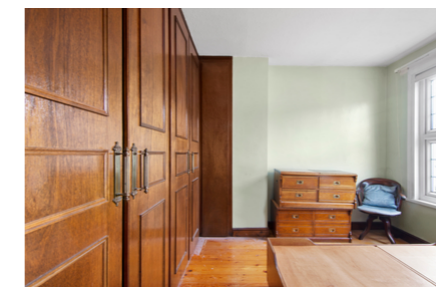
First Floor

Bedroom 1

13' 0" x 9' 3" (3.96m x 2.82m) 13' 0" x 9' 3" (3.96m x 2.82m) to fitted wardrobe

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)



Road links are excellent with the A13, A406 and A12 all short drives away and giving great and easy access to London and out to Essex and beyond, City Airport is just around the corner so air travel is also easy!

This home represents a great first purchase or even investment, call today to book to see what your next home could look like.