



Folkestone Road, East Ham, London. E6 6BX.



PRICE
£300,000
To
£325,000

Transport Information

1.2 Miles to East Ham Station for the District and Hammersmith and City Lines, 1.3 miles to Beckton DLR Station with a plethora of bus routes nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

- One Bedroom
- Mid Terrace House
- Beautiful Condition Throughout
- Large Garden
- 112 Year Lease





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Guide Price: £300,000 to £325,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

We've found the ideal home for you!

This delightful one-bedroom mid-terraced home offers all the space a small family would wish for. Neutrally decorated throughout and very well-maintained by the current owners, the home boasts of a bright and spacious lounge, fitted modern kitchen which leads out into the sunroom / utility room. Then you also have the w/c separate to the family bathroom for convenience and to the first floor is the bedroom benefitting from built in storage.

Externally there is a stunning 40ft garden which has been loved and cared for by the current owners with lawn and flower beds ready to be utilised, a patio at the bottom ideal for a BBQ area, and next to the utility room is another patio with weatherproofing so you can enjoy your morning coffee outside all year round should you wish! You also have a large paved front garden looking down the tree lined quiet road.

Transport links are excellent, by road rail or bus. For rail, East Ham station is a short walk or bus ride away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away, and if it's buses that you need then there are plenty of them stopping nearby.

With any house there is the opportunity for rental or buy to live in and this property lends itself perfectly for both. For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside.

This spacious house will sell quick so call today to book your viewing!

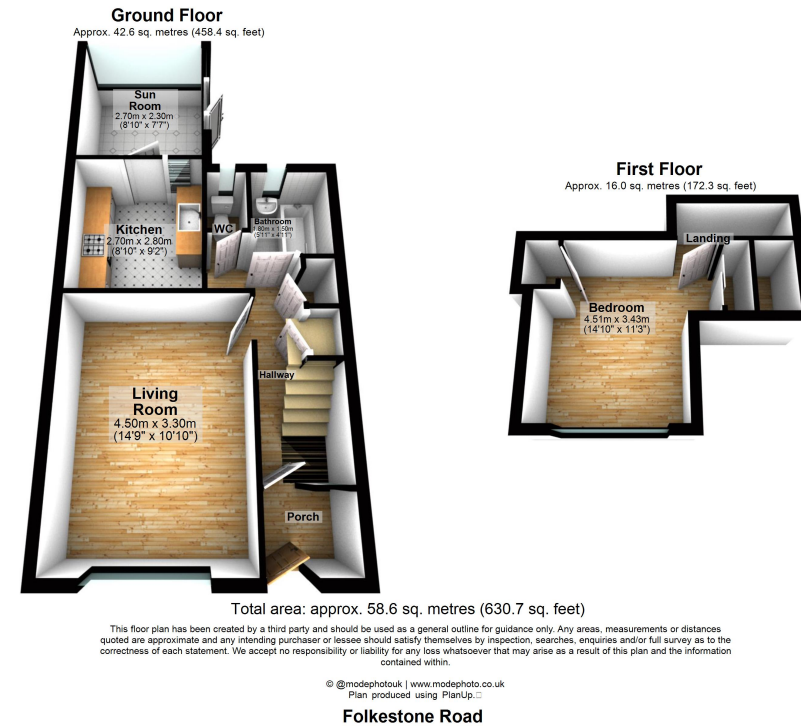
Lease: Approx 112 Years
Ground Rent: £10 P/A
Service Charge: £600 P/A
Council Tax Band: B

Council: Newham
Maximum Council Tax Fee Payable: £1,443.53

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

What the owner says...

We've loved living in this home, the area is nice and quiet with small families. We particularly love the garden and are sure the next owners will be able to move straight in and make the most of this great home.



Accommodation

Reception Room

14' 7" x 10' 10" (4.45m x 3.30m)

Kitchen

6' 6" x 4' 7" (1.98m x 1.40m)

W/C

3' 9" x 2' 7" (1.14m x 0.79m)

Bathroom

9' 1" x 8' 10" (2.77m x 2.69m)

Sunroom / Utility

8' 8" x 7' 6" (2.64m x 2.29m)

Garden

40' 8" (12.40m)

First Floor

Bedroom

11' 2" x 10' 1" (3.40m x 3.07m)

