



41 Gloucester Road, Manor Park, London. E12 5JU.



PRICE
£325,000
To
£350,000

Transport Information

Manor Park Station is 0.5 Miles away which is around 10 minutes walk. There are also six bus routes nearby including two Night buses to keep you connected.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(56 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

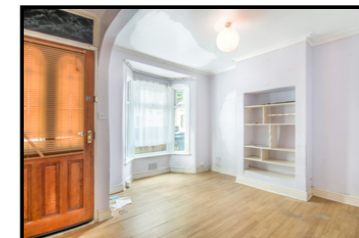
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- Two bedroom mid terraced house
- Fitted Kitchen
- Ground floor bathroom
- Vacant possession





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Guide Price £350,000 to £375,000.F/H. Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox.

Located on this popular turning in Manor Park is this delightful 2 bedroom mid terraced property, the property is within walking distance of local amenities and transport links.

The property itself boasts of two spacious reception rooms and a fitted kitchen/diner, Ground floor bathroom and lean to / utility area, To the first floor there are two bedrooms which are both well proportioned and a family bathroom. External the property has an easily maintained rear garden which extends to approximately 20ft and is ideal for barbecues and alike.

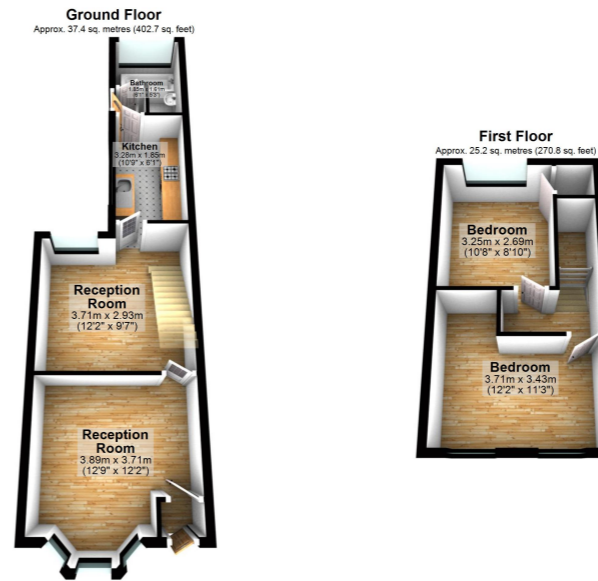
This delightful property represents a great opportunity for any growing family or those looking to live in a lovely area.

The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

This property won't hang around long, so call now to view!

What the owner says...

The property has been a good investment for us over the years and we have never had any issues in renting the house out.



Total area: approx. 62.6 sq. metres (673.5 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertyfytics.co.uk
www.propertyfytics.co.uk
Plan produced using PlanUp.

Accommodation

Reception One
12' 7" x 12' 2" (3.84m x 3.71m)

Reception Two
12' 3" x 11' 0" (3.73m x 3.35m)

Kitchen
10' 9" x 5' 11" (3.28m x 1.80m)

Bathroom
5' 11" x 5' 3" (1.80m x 1.60m)

Lean-To
21' 7" x 4' 10" (6.58m x 1.47m)

Garden Approx 25ft

1st Floor

Bedroom One
12' 1" x 10' 7" (3.68m x 3.23m)

Bedroom Two
11' 4" x 9' 1" (3.45m x 2.77m)

