



## Tudor Road, EAST HAM

£425,000

NO ONWARD CHAIN!! This terraced property is a fantastic opportunity for those looking to put their own stamp on their new home. With plenty of potential for improvement, this property is in need of modernising, allowing buyers to create their dream living space. The property features three bedrooms, offering plenty of space for a growing family or for those who require a home office or guest room, two reception rooms, first floor bathroom, fitted kitchen and own rear garden. Located in this popular area, this property benefits from excellent public transport links, local amenities and is offered with no onward chain. This property presents an ideal opportunity to create a home tailored to your own tastes and preferences. Don't miss out on this exciting project – book your viewing today and start planning your dream home.

- THREE BEDROOMS
- TWO RECEPTIONS
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - E

## GROUND FLOOR

### ENTRANCE

Via double glazed front door to fully enclosed storm porch, internal door with fanlight leading to hallway.

### HALLWAY

Wall mounted gas fire, stairs to first floor.

### RECEPTION ONE

11' 6" x 13' 8" (3.51m x 4.17m)

Double glazed bay window to front, power points, dividing doors to reception two.



### RECEPTION TWO

5' 8" x 19' 8" (1.73m x 5.99m)

Double glazed casement window to rear, gas fire with surround, power points, door to garden.



## KITCHEN

8' 2" x 12' (2.49m x 3.66m)

Double glazed picture and casement window to side, picture and casement window to rear, range of eye and base units, gas cooker point, double stainless steel sink with single drainer and mixer tap, plumbing for washing machine.



## FIRST FLOOR

### SPLIT LEVEL LANDING

Open balustrade staircase, airing cupboard housing hot water cylinder, access to loft.

### BEDROOM ONE

13' 8" to alcove x 15' 1" (4.17m x 4.60m)

Double glazed bay window and double glazed casement window to front, fire surround, power points.



### BEDROOM TWO

9' 8" x 11' 7" (2.95m x 3.53m)

Double glazed casement window to rear, fire surround, power points.



**BEDROOM THREE**

5' 7" x 8' 7" (1.70m x 2.62m)

Double glazed casement window to rear, power points.



**FIRST FLOOR BATHROOM/WC**

Double glazed opaque picture and casement window to side, tiled walls, close coupled WC, pedestal basin, panelled bath with grab rails, mixer tap and shower attachment.



**EXTERIOR**

**GARDEN**

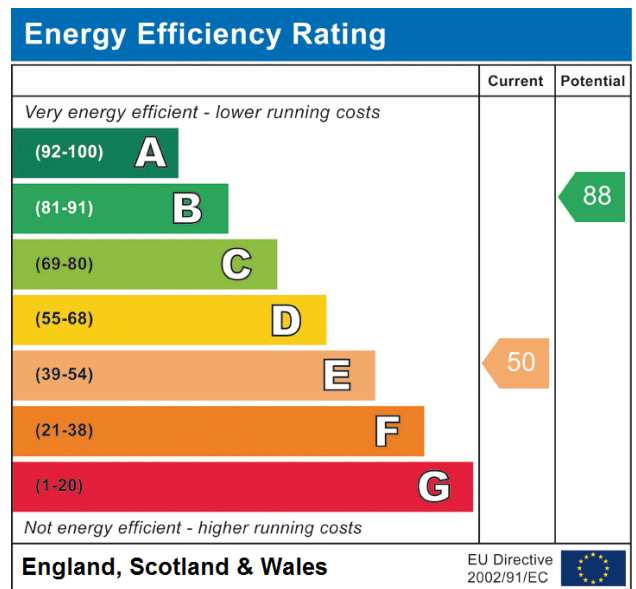
Unmeasured at the time of our inspection.



**AGENTS NOTE**

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

**EPC**



### ***What's Next?***

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### **Disclaimer**

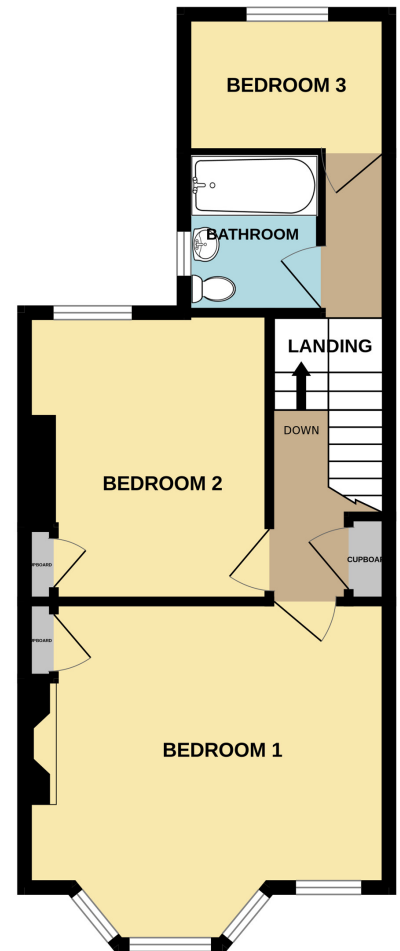
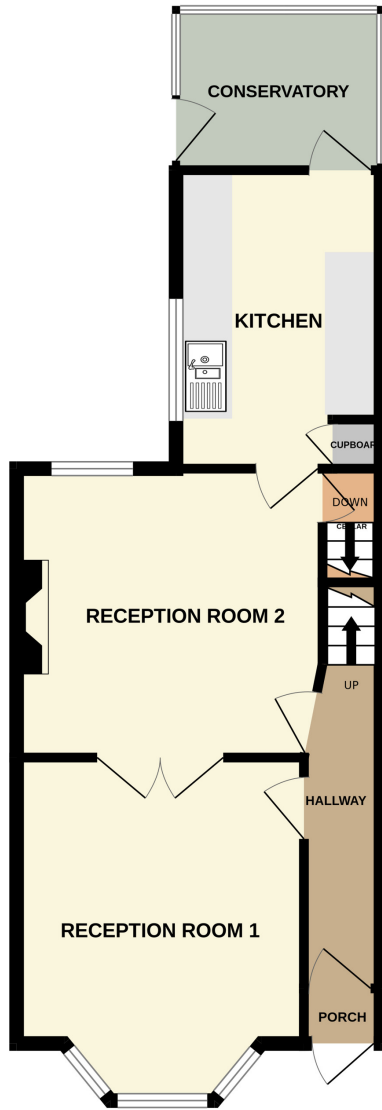
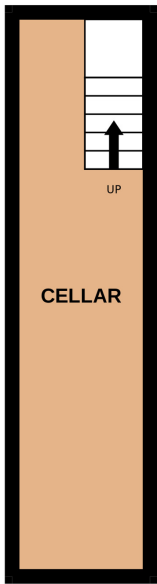
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GROUND FLOOR  
504 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

CELLAR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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