



Dersingham Avenue, MANOR PARK

£550,000

CALLING ALL CASH BUYERS AND INVESTORS!! Payne and Co are proud to offer this period style house which has been converted to form two flats both properties are let on Assured shorthold tenancies. The current rental for both flats is £2,250, this is an ideal property to add to your portfolio and can be viewed in the first instance via our walk round video. Don't miss out on this rare opportunity.

- NO ONWARD CHAIN
- GROUND FLOOR TWO BEDROOM FLAT
- FIRST FLOOR ONE BEDROOM FLAT WITH LOFT ROOM
- EPC - D

GROUND FLOOR

MAIN ENTRANCE

Via double glazed door to fully enclosed storm porch, internal door to communal hall.

GROUND FLOOR FLAT

ENTRANCE

Via own front door to lounge.

LOUNGE

12' 11" to bay x 12' to alcove (3.94m x 3.66m)

Double glazed bay window to front, single radiator, fire surround, power points, coving to ceiling.



HALLWAY

Recess under stairs.

KITCHEN

10' 4" to bay x 14' 3" (3.15m x 4.34m)

Double glazed bay window to side, tiled floor, part tiled walls, double radiator, range of eye and base units with rolled edge worktops, electric oven and hob, stainless steel sink with single drainer and mixer tap.



LOBBY AREA

Single radiator, door to garden.

BEDROOM ONE

9' 10" x 11' 2" (3.00m x 3.40m)

Double glazed picture and casement window to rear, power points.



BEDROOM TWO

6' 10" maximum x 14' 1" (2.08m x 4.29m)

Double glazed picture and casement window to rear, single radiator, power points.



BATHROOM/WC

Double glazed opaque picture and casement window to side, double radiator, close coupled WC, hand wash basin, panelled bath with mixer tap and shower attachment.



EXTERIOR

FRONT GARDEN

Bin store

REAR GARDEN

Patio area, shed.



FIRST FLOOR FLAT

ENTRANCE

Own front door with stairs to split level landing.

SPLIT LEVEL LANDING

Halogen spotlights to ceiling.

KITCHEN

7' 3" x 9' (2.21m x 2.74m)

Double glazed casement window to rear, range of eye and base units with rolled edge worktops, single radiator, stainless steel sink with single drainer and mixer tap, gas hob, electric oven, stainless steel splashback.



BATHROOM/WC

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



BEDROOM

10' x 11' 3" (3.05m x 3.43m)

Double glazed picture and casement window to rear, single radiator, power points.



LOUNGE

12' 11" to bay x 15' 4" (3.94m x 4.67m)

Double glazed bay window and double glazed picture and casement window to front, radiator, open cast fireplace, power points, stairs to second floor loft room.



SECOND FLOOR

LANDING

Plumbing for washing machine.

LOFT ROOM

10' 6" x 11' 4" (3.20m x 3.45m)

Two double glazed velux style windows to rear, single radiator, power points, storage to eaves.



ADDITIONAL INFORMATION

FREEHOLD

Newham Council Tax - Band B

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.

What's Next?

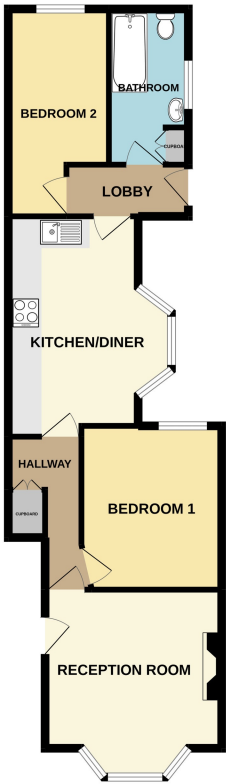
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

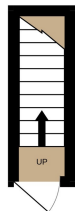
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



GROUND FLOOR
28 sq.ft. (2.6 sq.m.) approx.

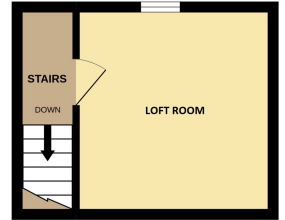


TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.
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