



## Sutton Court Road

Plaistow, E13 9NS

£450,000



- THREE BEDROOM VICTORIAN TERRACE
- GARDEN
- IN NEED OF A COSMETIC MAKEOVER
- NO ONWARD CHAIN
- EASY REACH TO UPTON PARK UNDERGROUND

- LARGE RECEPTION ROOM
- GROUND FLOOR BATHROOM
- GREAT POTENTIAL
- DOUBLE GLAZED WINDOWS
- DESIRABLE LOCATION

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Situated on the sought after New City Estate, is this large three bedroom Victorian terraced home. The property on offer boast an array of features including a spacious through Lounge with high ceilings, a large garden and three double bedrooms. The property is in need of a cosmetic make over, and has potential to be extended to fully maximise the accommodation this property has to offer. Located within easy reach of Plaistow, Upton Park and Canning Town stations along with the vibrant and Green Street and Queens Market offering an array of shops, boutiques and restaurants. An internal viewing is highly recommended. Chain Free.

## HALLWAY

Carpet flooring, wall mounted radiator, stairs to first floor.

## THROUGH LOUNGE

24'6" x 10'11" (7.47m x 3.33m)

Double glazed bay window to front aspect, further window to rear, carpet flooring, two wall mounted radiators, power points, storage cupboard housing gas and electricity meters, door leading to kitchen.

## KITCHEN

9'4" x 8'7" (2.84m x 2.62m)

Range of wall and eye base units, sink and drainer, plumbing for washing, space for tumble dryer and fridge/freezer, cooker, wall mounted boiler, double glazed window to side aspect, door leading out to garden.

## BATHROOM

Comprising of bath with mixer tap and shower attachment, wash basin, obscured double glazed window to rear.

Separate w.c, obscured double glazed window to rear.

## FIRST FLOOR LANDING

### BEDROOM ONE

14'2" x 11' (4.32m x 3.35m)

Two double glazed windows to front, carpet flooring, wall mounted radiator, power points.

### BEDROOM TWO

11'2" x 8'11" (3.40m x 2.72m)

Double glazed window to rear, carpet flooring, wall mounted radiator, power points, cupboard.

### BEDROOM THREE

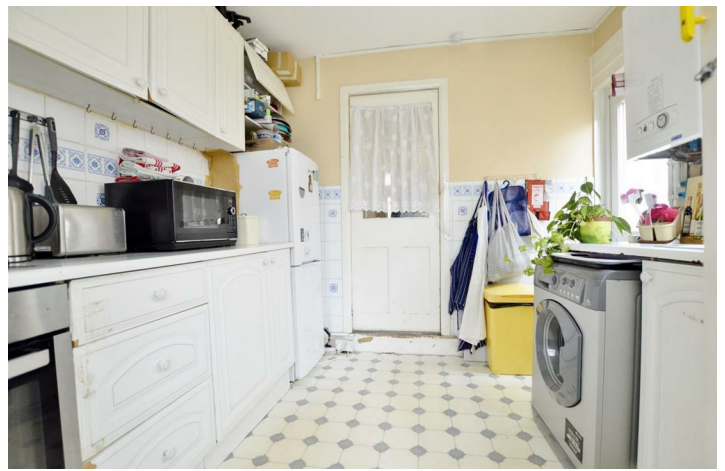
13'3" x 8'10" (4.04m x 2.69m)

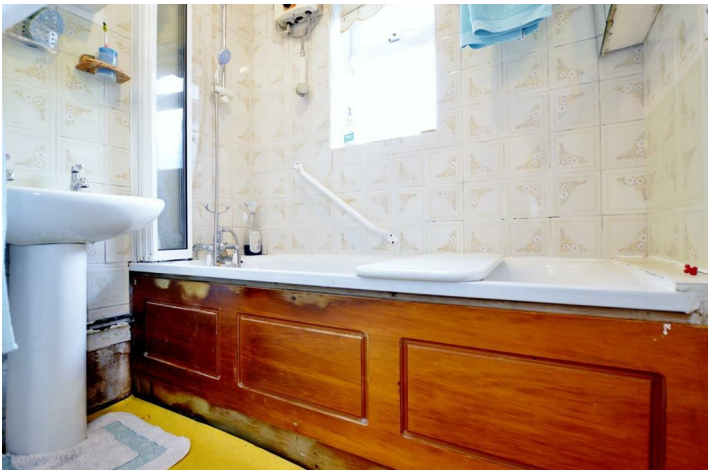
Double glazed window to rear, wall mounted radiator, corner sink, carpet flooring, power points.

## REAR GARDEN

Patio paved garden with fence surround.

# Floorplan







## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

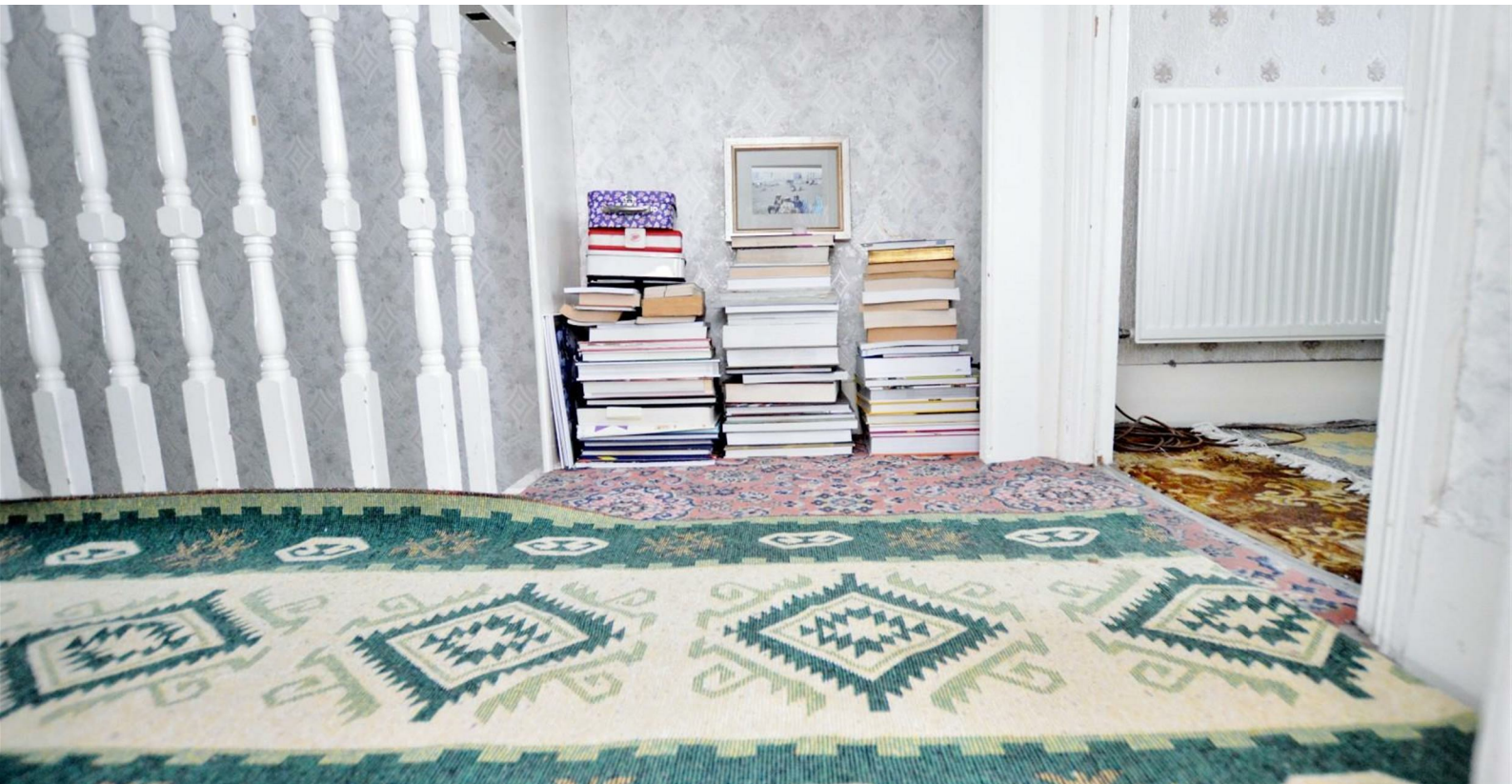
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

272 Barking Road, Plaistow, E13 8HR  
Tel: 0207 474 2345 Email: [plaistow@hunters.com](mailto:plaistow@hunters.com)  
<https://www.hunters.com>

