

HUNTERS[®]
HERE TO GET *you* THERE



Holborn Road, Plaistow, London, E13 8PJ

Guide Price £425,000 - £450,000



Located superbly for local amenities and great commuter links into both Central London and the Docklands, is this fabulous three bedroom freehold terraced house. The property on offer is suited for those DIY enthusiasts who wish to stamp their own mark on this blank canvass which offers huge potential. The accommodation includes a bright reception room, a generous size kitchen which leads onto a lovely large garden, which leans itself fantastically for any future extensions. The first floor boast three double bedrooms, with the scope to convert the loft to create a further bedroom and additional bathroom like many other properties have already done so. This property is definitely worthy of a viewing to avoid disappointment.

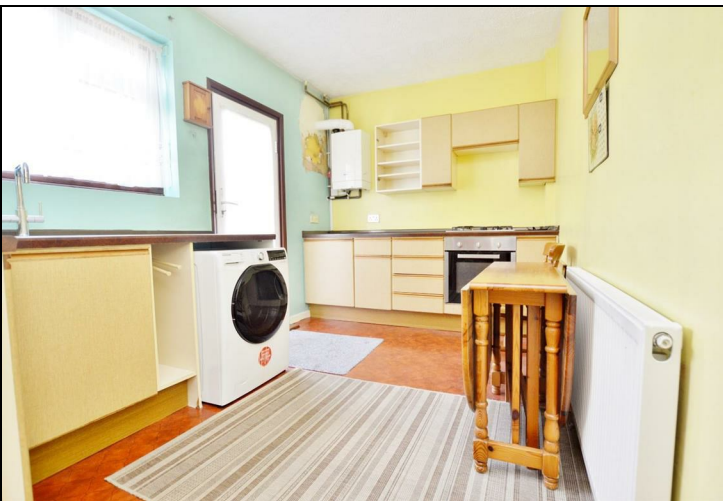
272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
plaistow@hunters.com | www.hunters.com



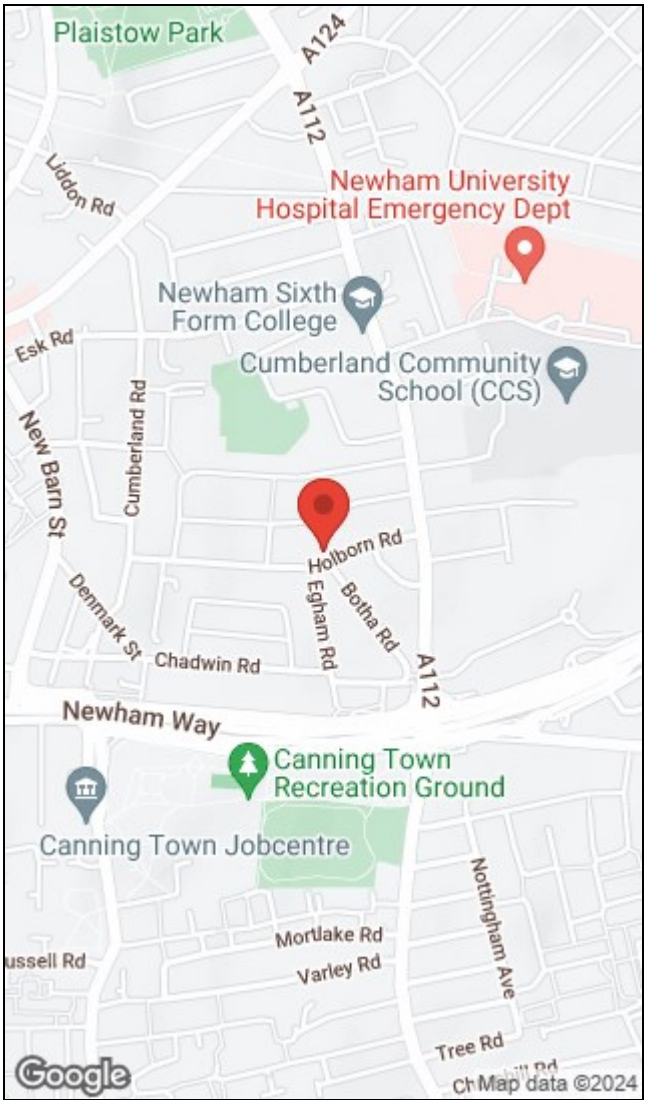
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KEY FEATURES

- THREE SPACIOUS BEDROOMS
 - MID TERRACE
 - LARGE GARDEN
 - NO ONWARD CHAIN
 - EXCELLENT LOCATION
- EASY REACH OF CUSTOM HOUSE & CANNING TOWN TRAIN LINE
- IDEAL FIRST TIME & INVESTMENT PURCHASE
 - LARGE KITCHEN







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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