

176 Humberstone Road, London, E13 9NH



Offers in excess of £399,500

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FREEHOLD / CHAIN FREE

McDowalls are very pleased to present to the market for the 1st time in 20 years this single bayed mid terraced house would ideally suit first time buyers or buy to let investors. Ideally situated on the New City Estate and very close to the A13/Barking Road/Green Street/A406 and a short bus ride from 3 tube lines, shopping facilities and amenities. Newham General Hospital is also close to hand as is New City Primary School.

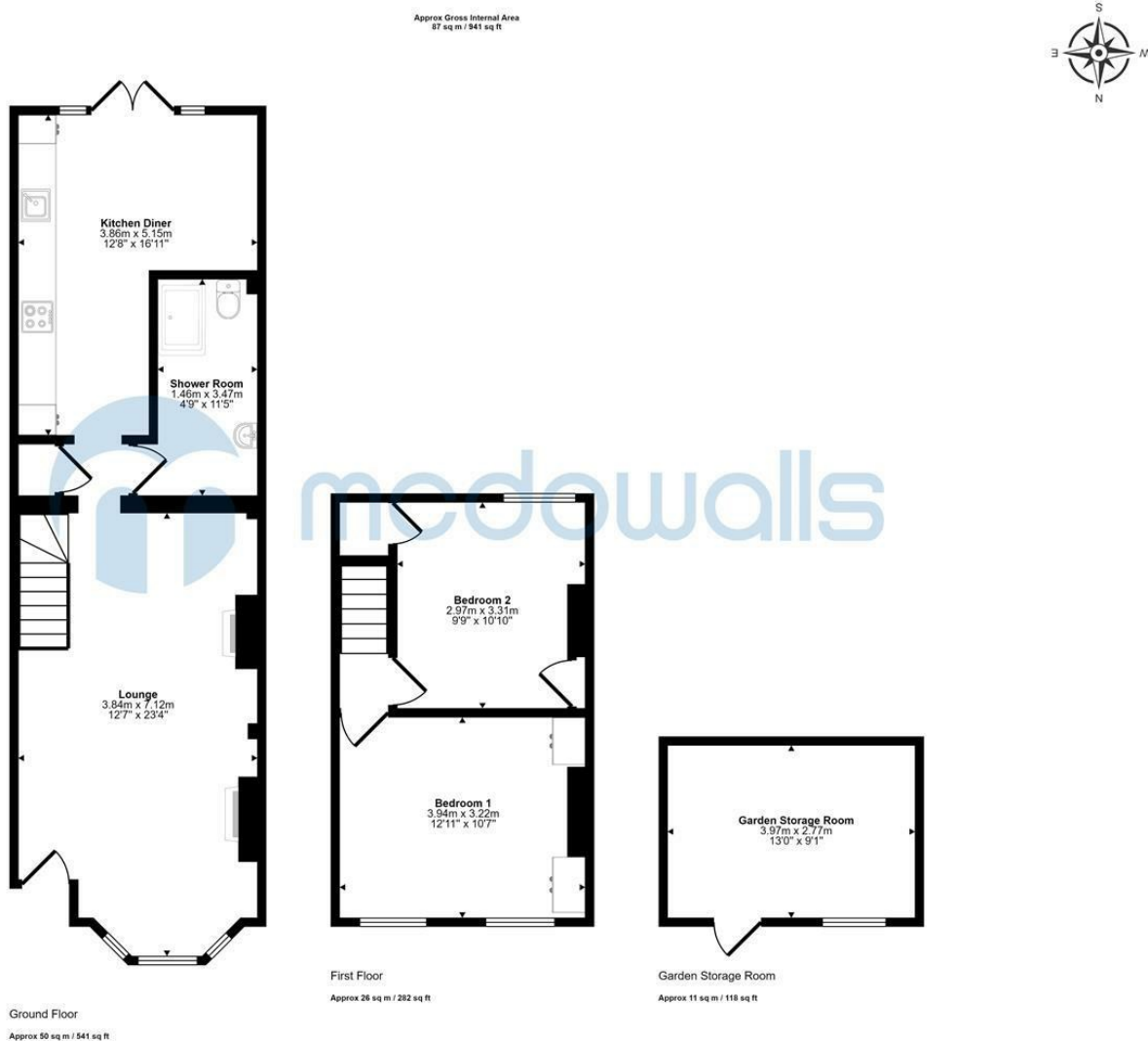
The accommodation comprises of 2 double bedrooms on the 1st floor, a through lounge with original brick built fireplaces, extended kitchen and ground floor shower room with toilet.

There is a paved rear garden with a newly built shed / garden room with power.

LOCAL AUTHORITY - LB Newham
COUNCIL TAX - Band C (£1550 pa)
WATER / SEWAGE - Mains
GAS - Mains
ELECTRIC - Mains
EPC - Band D
PARKING - On Street With Permit

Important Note

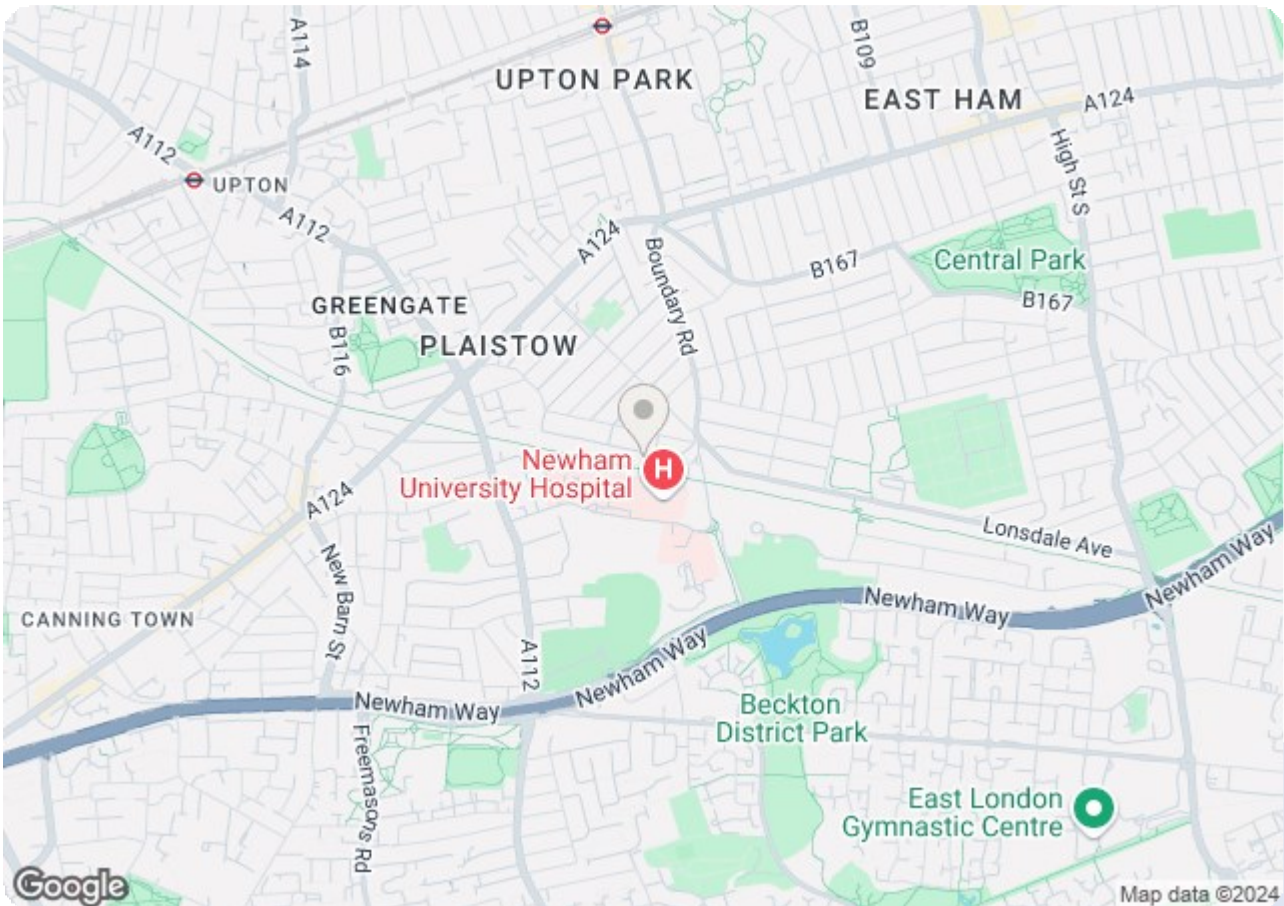
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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

