



CHURCHILL
estates

Abbey Road, Newbury Park

£300,000

Tenure : Freehold

Floor Area : 480.00 sq ft

Local Authority : Redbridge

Council Tax Band : B

Bedrooms : 2

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



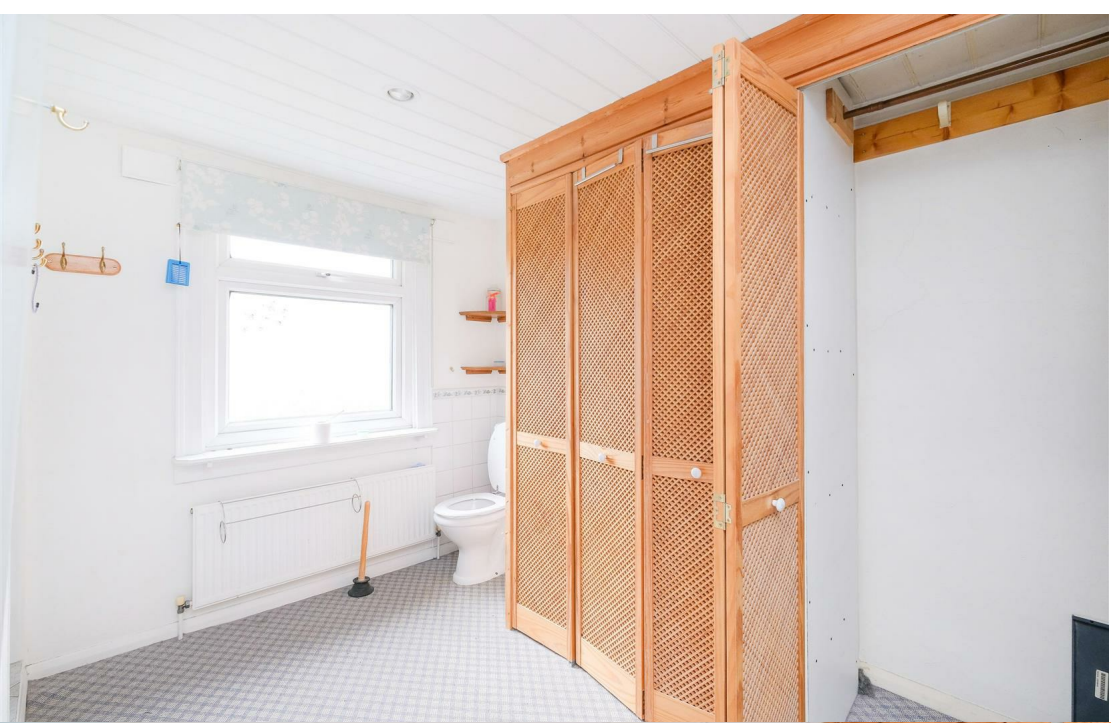
Requiring modernisation is this end of terrace cottage.

The property originally built with two bedroom accommodation, is currently arranged as One bedroom and first floor shower room and would therefore require re-modelling to offer two bedroom accommodation once more. This is an excellent opportunity for a purchaser to extend and remodel the property to create a charming cottage, offering a good size rear garden, the property also lends excellent potential for a rear extension (stpp).

Offered on a chain free basis, the property is bound to prove popular and we recommend an early viewing to avoid disappointment.

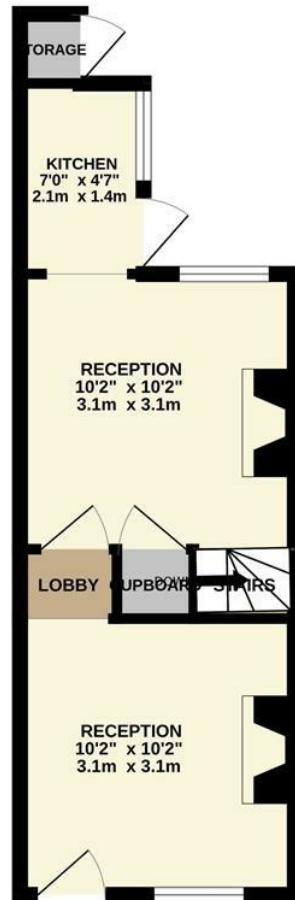








GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 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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To view call **0208 503 6060**

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