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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	60	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Kurtis Property are pleased to offer for sale this three bedroom mid terrace probate property located on a popular residential turning off Green Lane. Being sold with no onward chain and boasting off street parking, through lounge, utility room, kitchen/diner, shower room, rear garden with out building plus a first floor bathroom.

Probate Granted

The property is a short walk from Goodmayes Elizabeth Line station as well as alternative transport links, popular schools and Goodmayes Park. In our opinion, this would make an ideal family home to live in or as a buy to let investment.

Call now to arrange your viewing and to request a tender pack.

EPC Rating D

NOTE: FOR SALE BY INFORMAL TENDER. PURCHASER FEES APPLY. - CLOSING DATE 26TH FEBRUARY

**Through Lounge**  
8.66m into bay x 4.32m max (28'05 into bay x 14'02 max)

**Utility Room**  
2.74m x 2.49m (9'00 x 8'02)

**Kitchen / Diner**  
4.93m x 3.05m (16'02 x 10'0)

**Ground Shower Room**  
**Bedroom 1**  
4.83m into bay x 3.40m (15'10 into bay x 11'02)

**Bedroom 2**  
3.78m x 3.40m (12'05 x 11'02)

**Bedroom 3**  
2.72m x 2.62m (8'11 x 8'07)

**First Floor Bathroom**

- Chain Free
- Off Street Parking
- Through Lounge
- Utility Room
- First Floor Bathroom
- Ground Floor Shower Room
- Near Goodmayes Station
- Near popular schools
- A Must View
- FOR SALE BY INFORMAL TENDER. PURCHASER FEES APPLY - CLOSING DATE 26/03/24