

Craven Gardens, Barking, IG11 0BN



## welcome to

# **Craven Gardens, Barking**

Three Bedroom Terrace House with Off Street Parking, Conveniently Situated for the A13, Bus Routes, Local Schools and Amenities. This property does require Full Modernisation but is a Great Family Home in a Great, Convenient Location.













# Large Through Lounge 25' 4" x 10' (7.72m x 3.05m) Kitchen 8' 11" x 7' (2.72m x 2.13m) Lean To 16' 1" x 6' (4.90m x 1.83m) Garden Bedroom One 13' 1" x 10' (3.99m x 3.05m) Bedroom Two 11' x 8' 11" (3.35m x 2.72m) Bedroom Three 8' 11" x 4' 3" To Wardrobes (2.72m x 1.30m To Wardrobes) First Floor Bathroom





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# Craven Gardens, Barking

- THREE BEDROOM HOUSE
- **OFF STREET PARKING**
- **CLOSE TO THE A13**
- **CLOSE TO LOCAL SCHOOLS AND AMENITIES**
- **REQUIRES MODERNISATION**

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG104875



Property Ref: BKG104875 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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