



 2
Bedrooms

 1
Bathroom



A 2 bedroom mid terrace house in the popular 'Stratford Village'. Good access to Stratford and Westfield shopping centres and also to multiple transport links including the hub Stratford station (Elizabeth, Central, Jubilee, DLR and Mildmay lines). No onward chain. Early viewing recommended.

ENTRANCE HALL

Laminate wood floor. Coving to ceiling, further door to:

LOUNGE 22' 10" x 12' (6.96m x 3.66m)

3 light splay bay double glazed window to front elevation. Single light double glazed window to rear elevation. Radiator. Enclosed fire-place. Laminate wood floor. Coving to ceiling. Door to:

KITCHEN 8' x 7' 6" (2.44m x 2.29m)

Single light double glazed window to flank. A range of base and eye level cupboards with ceramic tile splashbacks and incorporating a one and half bowl sink unit. Built-in oven and 4 ring electric hob with extractor hood. Wall mounted 'Worcester' gas central heating boiler (untested). Plumbed for automatic washing machine. Door to:

BATHROOM 5' 9" x 4' 8" (1.75m x 1.42m)

Single light frosted double glazed window to rear elevation. White bath suite comprising panelled bath with ceramic tile surround, independant cascade shower unit. Vanity wash hand basin. Heated towel rail/radiator. Door to:

WC

Single light frosted double glazed window to rear. Low level wc.

LANDING

Access to insulated loft. Light.

BEDROOM 1 11' 10" x 4' (3.61m x 1.22m)

2 single light double glazed windows to front elevation. Coving to ceiling. radiator. Fitted louvre front double wardrobes.

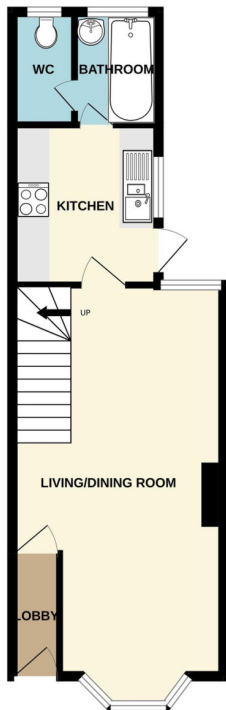
BEDROOM 2 10' 8" x 9' 6" (3.25m x 2.90m)

Single light double glazed window to rear elevation. Radiator. Fitted wardrobes.

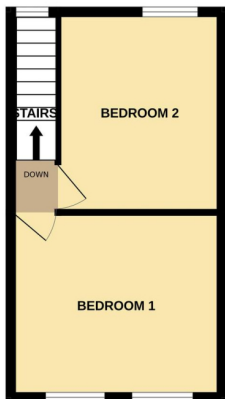
GARDEN

Small rear garden with extrnal water supply and lighting.

GROUND FLOOR
37.4 sq.m. (402 sq.ft.) approx.



1ST FLOOR
24.6 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA: 61.9 sq.m. (666 sq.ft.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Stratford, E15

