



Tilbury Road East Ham E6 6ED

Two Bedroom House With First Floor Bathroom & Kitchen/Diner Requires Modernisation £392,000 F/H





Nestled in the heart of East Ham, this two-bedroom mid-terrace house on Tilbury Road presents an exciting opportunity for those with a vision for transformation. With a spacious kitchen/dining room, a first-floor family bathroom, and the allure of modernisation, this property has all the makings of a perfect family home.

A hub for family gatherings and entertaining, the kitchen/dining room provides a versatile space that can be customised to suit your lifestyle.

The well-appointed family bathroom, offering functionality for busy households.

Unleash your creativity and design flair! This property presents an excellent canvas for modernisation, allowing you to tailor the space to your unique style and preferences.

With the right touch, this residence has the potential to be transformed into a warm and inviting family haven.

Enjoy the beauty of nature with Central Park just a short walk away. Perfect for leisurely strolls, family picnics, and outdoor activities.

Situated in the sought-after Tilbury Road, the property benefits from a strategic location in East Ham. Well-connected to local amenities, schools, and transport links, it ensures a convenient and comfortable lifestyle for its future residents.

Entrance Via

partially glazed front door to:

Hallway

stairs ascending to first floor - storage cupboard housing gas meter, electric meter and consumer unit - radiator - power point - carpet to remain - doors to:

Lounge



double glazed three splay bay window to front elevation - radiator - feature fireplace - power points - carpet to remain.

Kitchen/Diner



window to rear elevation - wall mounted Biasi boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - gas cooker point with extractor fan over - space for fridge/freezer - tiled splash backs - power points - wood effect vinyl floor covering - storage cupboard - door to:

Kitchen/Diner



Lean To

space and plumbing for washing machine - power points - door to garden.

First Floor Landing

access to loft - carpet to remain - doors to:

Bedroom One



double glazed three splay bay window to front elevation - double glazed window to front elevation - built in wardrobes - storage cupboard - radiator - power points - carpet to remain.

Bedroom One



Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.

Bathroom



double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal washbasin - low flush w/c - tiled splash backs - radiator - wood effect floor covering

Garden



mainly laid to lawn.

Covenants

The following are details of the covenants contained in the Conveyance dated 29 July 1977 referred to in the Charges Register:- "FOR the benefit and protection of the adjoining or neighbouring properties retained by the Vendor or any part or parts thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come the Purchaser hereby jointly and severally covenants with the Vendor that the Purchaser and the persons deriving title under them will at all times hereafter observe and perform the restrictions and stipulations set out in the Schedule hereto but so that neither the Purchasers nor those deriving title under them shall be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after they shall have parted with all interests therein THE SECOND SCHEDULE referred to Restrictions and Stipulations (1) That the Purchasers will not carry on or permit upon the said premises hereby conveyed or any part thereof any offensive noisy or dangerous trade business manufacture or do or allow to be done on the said premises or any part thereof any act or thing which may be or become a nuisance damage or annoyance to the Vendor or his tenants or the neighbourhood nor use or permit any part of the said premises to be used for illegal or immoral purposes but will use the same as a private dwellinghouse only and will not allow the said premises or any part thereof to be used as a Hippodrome or music hall or theatre of varieties or for any purpose involving the Licencing of any such premises for stage plays or for music or dancing or for a club public house inn beershop or

otherwise for sale of wine malt liquors spirituous liquors or 6 other excisable liquors whether consumed on or off the premises. (2) Not to make any alteration to the exterior of the said premises without the consent in writing of the Vendor and to pay the Vendor's Surveyors and Solicitors charges in connection therewith. (3) At all times to contribute a fair share and proportion for and towards the cost and expense of making cleansing repairing and securing all party and other walls fences sewers drains gutters watercourses and easements used or capable of being used in common by occupiers of adjoining or neighbouring messuages or tenements or land such shares and proportion to be ascertained by the Surveyor for the time being of the Vendor."

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors £200.00 + VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

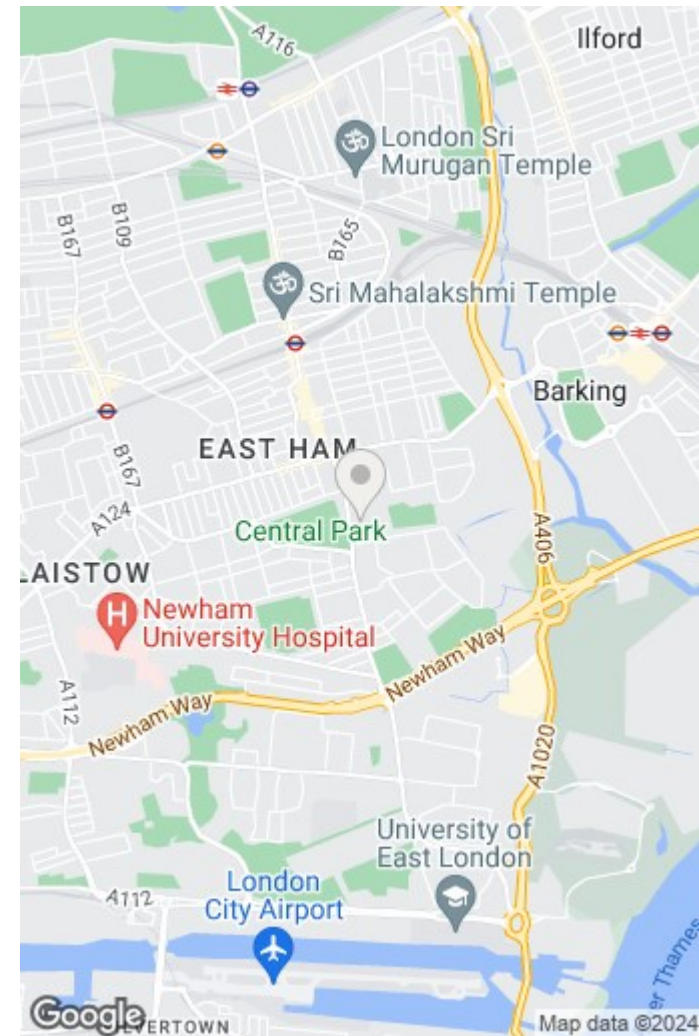
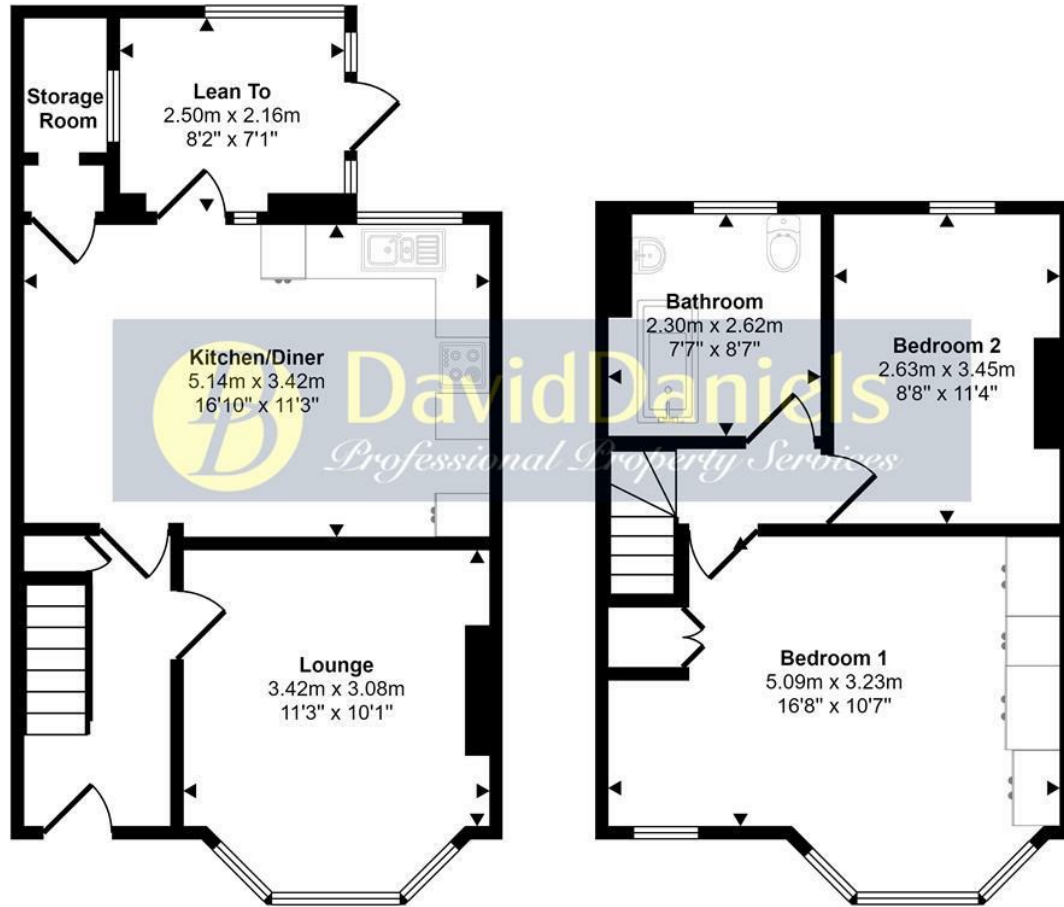
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Viewing

To view this property please call us to make an appointment on 020 8555 3521.



Approx Gross Internal Area
81 sq m / 877 sq ft



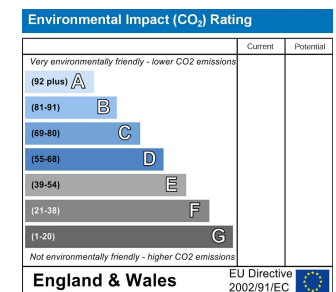
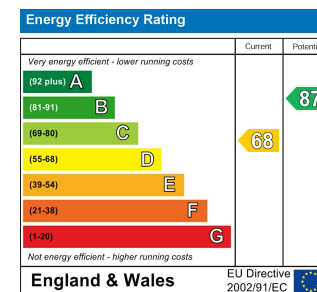
Ground Floor

Approx 45 sq m / 483 sq ft

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.

First Floor

Approx 37 sq m / 394 sq ft



Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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