



P Permit  
holders  
only  
Mon - Fri  
9 am - 6 pm  
On event days  
8 am - 9 pm

3

Godbold Road West Ham E15 3AL

Three Bedroom End Of Terrace House With Two Reception Rooms £490,000 F/H



Presenting a promising three-bedroom end-terrace house brimming with potential. This property offers a canvas for transformation, ideal for those looking to infuse their personal touch and create a bespoke living space.

Boasting two generously sized reception rooms, this home provides versatile areas for family gatherings, entertainment, or even the possibility of a home office. The ground floor features a practical bathroom with a separate W/C, ensuring convenience and functionality.

The spacious kitchen provides the perfect setting for culinary adventures and family meals. Beyond the kitchen lies a rear garden with side access, offering a private outdoor space.

Situated just a short walk from West Ham Station, commuting is made easy, connecting you swiftly to various parts of London. Additionally, the proximity to Memorial Park provides an excellent option for leisurely strolls, picnics, and outdoor activities.

#### Entrance Via

front door to porch - door to:

#### Hallway

stairs ascending to first floor - double glazed window to side elevation - under stairs storage cupboard housing consumer unit - radiator - power point - wood effect floor covering - opening to lounge - door to:

#### Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

#### Lounge



double glazed window to front elevation - radiator - power points - wood effect floor covering - opening to:

#### Lounge



### Dining Area



radiator - power points - wood effect floor covering - opening to:

**Hall**  
double glazed door to rear garden - wood effect floor covering - door to:

**w/c**



obscure double glazed window to side elevation - low flush w/c - pedestal wash basin - radiator - tiled floor covering.

### Kitchen



double glazed window to side elevation - wall mounted main boiler - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - tiled floor covering - double glazed double door to rear garden.

### Kitchen



### First Floor Landing

double glazed window to side elevation - access to loft - carpet to remain - doors to:

### Bedroom 1



double glazed window to front elevation - two storage cupboards - built in wardrobe - radiator - power points - carpet to remain.

### Bedroom 2



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

### Bedroom 3



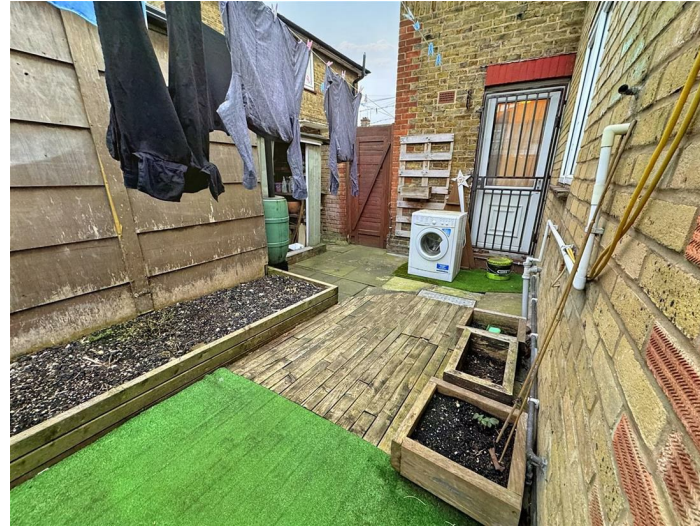
double glazed window to rear elevation - radiator - power points - carpet to remain.

### Rear Garden



mainly paved with flower and shrub borders - wooden shed - side access

### Rear Garden



### Additional Information:

Council Tax London Borough of Newham Band C.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has mains electric, mains Gas, mains water, mains sewerage and is heated via gas central heating.

A Transfer of the land in this title dated 13 October 1986 made between (1) The Mayor and Burgesses of The London Borough of Newham and (2) Edward Albert Duhig and Sylia Duhig contains restrictive covenants. A copy of this document is available upon request.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### 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 & Knight Richardson Solicitors  
£240.00 INC 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.

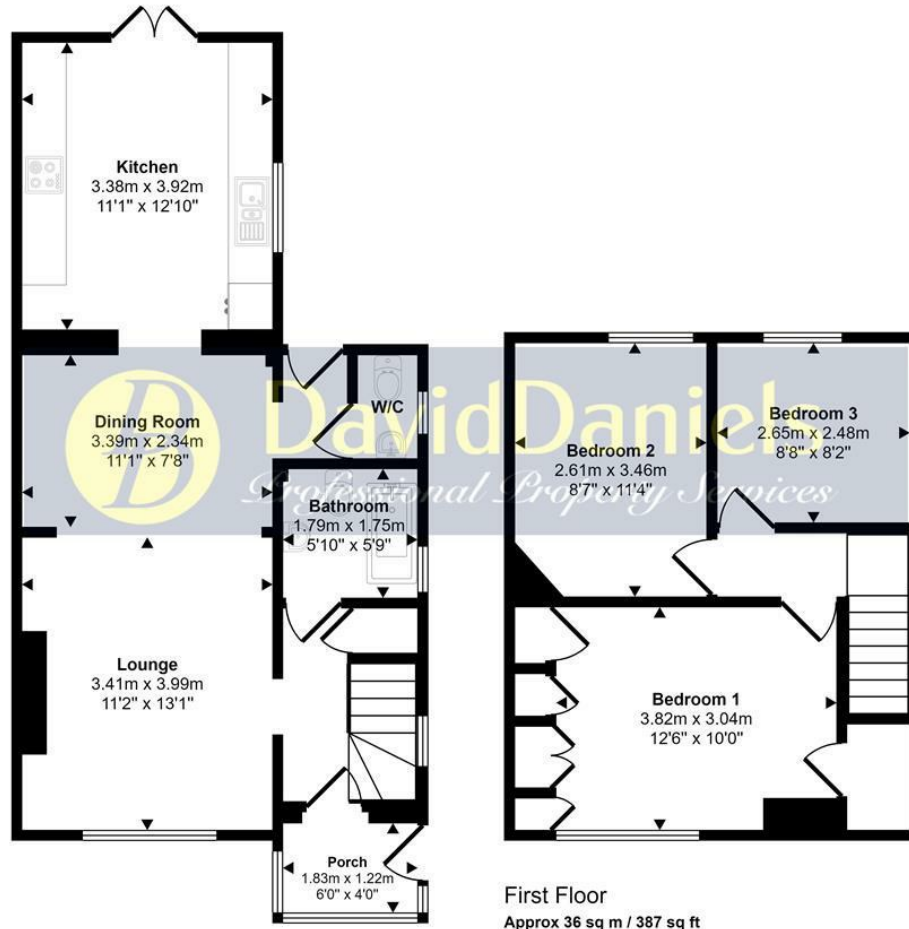
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### 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.

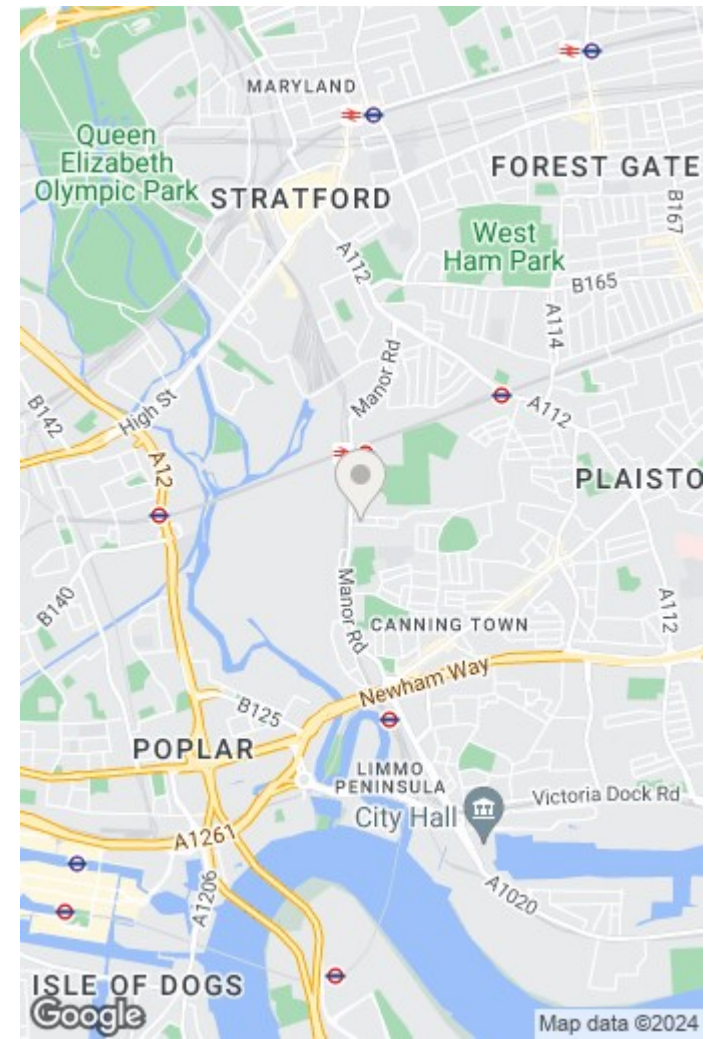


Approx Gross Internal Area  
87 sq m / 940 sq ft



**Ground Floor**  
Approx 51 sq m / 553 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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