



P Permit holders only
SNW
Mon - Fri
8 am - 6.30 pm
On event days
8 am - 9 pm



Trevelyan Road Stratford E15 1SU

Well Presented Two Bedroom Mid-Terraced House - No Ongoing Chain £400,000 F/H

David Daniels Professional Property Services are delighted to offer for sale this well presented two bedroom mid-terraced house that is being sold chain free.

Comprising of two reception rooms, ground floor shower room, two double bedrooms on the first floor and a paved rear garden.

The property is ideally situated within a short walk of Maryland station and would make for an ideal first time purchase.

Please Note: The photographs were taken prior to the current tenants occupation.



Entrance via:



partially glazed front door to:

Reception:



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

Dining Room:



double glazed window to rear elevation - stairs ascending to first floor - radiator - power points - wood effect floor covering door to:

Kitchen:



double glazed windows to rear and side elevations - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four hob and extractor fan over - tiled splash backs - power points - wood effect floor covering - double glazed door to rear garden - door to:

Kitchen:



Bathroom:



skylight window - shower cubicle - vanity sink unit - low flush w/c - splashbacks - radiator.

First Floor Landing:

access to loft - doors to:

Main Bedroom:



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

Bedroom Two:



double glazed window to rear elevation - radiator - power points - carpet to remain - storage cupboard housing the boiler.

Patio



Patio



Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

Viewing

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

Opening hours

Monday and Friday: 8.30 am - 6.00 pm
Tuesday to Thursday: 8.30 am - 7.00 pm
Saturday: 9.30 am - 5.00 pm

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:

Knight Richardson Solicitors £200.

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.

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 the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice likely and data coverage limited. Outdoor voice and data coverage likely.

Vodafone: Indoor voice limited and data coverage limited. Outdoor voice and data coverage likely.

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.

The Title Register States the following:

(06.11.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 October 2008 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

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





GROSS INTERNAL AREA (GIA)
The footprint of the property.
51.72 sqm / 556.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height.
48.06 sqm / 517.31 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

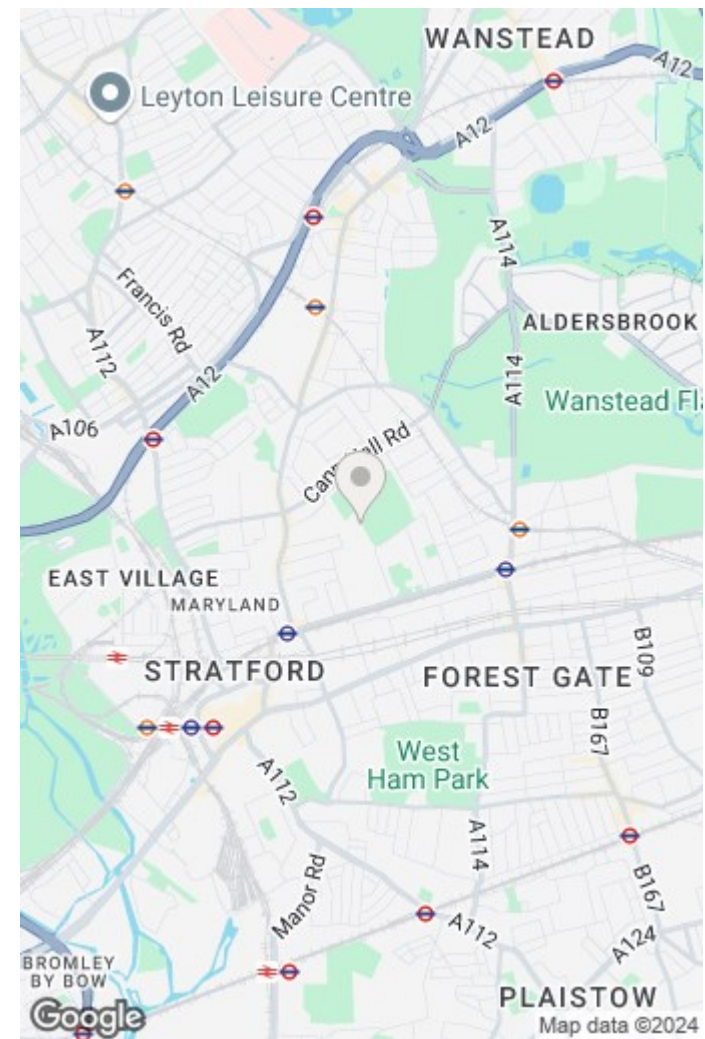
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.17 sqm / 1.83 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 51.82 sqm / 557.79 sqft
IPMS 3C RESIDENTIAL: 49.58 sqm / 533.07 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.