



Holness Road Stratford E15 4EN

Well Presented Two Bedroom Mid-Terraced House Being Sold Chain Free £450,000 F/H

This delightful two-bedroom mid-terraced house on Holness Road, E15, offers a fantastic opportunity for first-time buyers or investors looking to put down roots in a vibrant, well-connected area. The property features a spacious through lounge, perfect for relaxing or entertaining, a well-maintained ground floor bathroom, and two generously sized double bedrooms on the first floor. Outside, the 19-foot rear garden provides a lovely private space for outdoor dining, gardening, or simply unwinding.

The home is being sold chain free, ensuring a smooth and hassle-free purchase process. Located in the heart of East London, the property benefits from excellent transport links, with Stratford and Maryland stations nearby offering easy access to Central London, Canary Wharf, and beyond. Westfield Stratford City, with its vast selection of shops, restaurants, and entertainment options, is just a short distance away, as are local schools and parks, making this an ideal location for families, commuters, and professionals alike.



Entrance Via
partially glazed front door to hall which houses electric meter and consumer unit - door to:

Through Lounge



double glazed three splay bay window to front elevation - double glazed window to rear elevation - stairs ascending to first floor - cupboard housing gas meter - two radiators - power points - wood effect floor covering - opening to kitchen.



Kitchen



double glazed window to side elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob with extractor fan over - space and plumbing for washing machine - tiled splash backs - power points - vinyl floor covering - opening to Hall.



Hall
storage cupboard - vinyl floor covering - partially glazed door to rear garden - door to bathroom.

Bathroom



obscure double window to rear elevation wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled walls - wall mounted electric heater - vinyl floor covering.

First Floor Landing

window to rear elevation - access to loft - doors to:

Bedroom 1



two double glazed windows to front elevation - radiator - power points - wood effect floor covering.

Bedroom 2



double glazed window to rear elevation - wall mounted Biasi boiler - storage cupboard - radiator - power points - carpet to remain.

Rear Garden
19'2" x 13'3" (5.85m x 4.06m)



partially paved with flower and shrub borders.

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 limited. Outdoor voice and data coverage likely.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Vodafone: Indoor voice 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 following covenants are noted on the title register:

A Conveyance of the land in this title and other land dated 30 May 1893

made between (1) Joshua Pedley (Vendor) (2) George Chambers and CharlesAugustus Masters and (3) George Frederick Lambert (Purchaser) contains the following covenants:- AND the Purchaser for himself his heirs and assigns hereby COVENANTS with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will not carry on any art trade or business whatsoever upon the premises hereby conveyed or any part thereof but will use the said premises as private dwellinghouses only AND FURTHER shall and will until taken over by the Local Authorities in good and proper order maintain and keep the footpath and road on which the premises hereby conveyed abut PROVIDED ALWAYS that the personal liability of the Purchaser his heirs and assigns under the Covenants on his and their parts hereinbefore contained shall be limited to the period of his and their ownership of the hereditaments and premises hereby conveyed thepart thereof to which the said Conveyants may from time to time apply.

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.

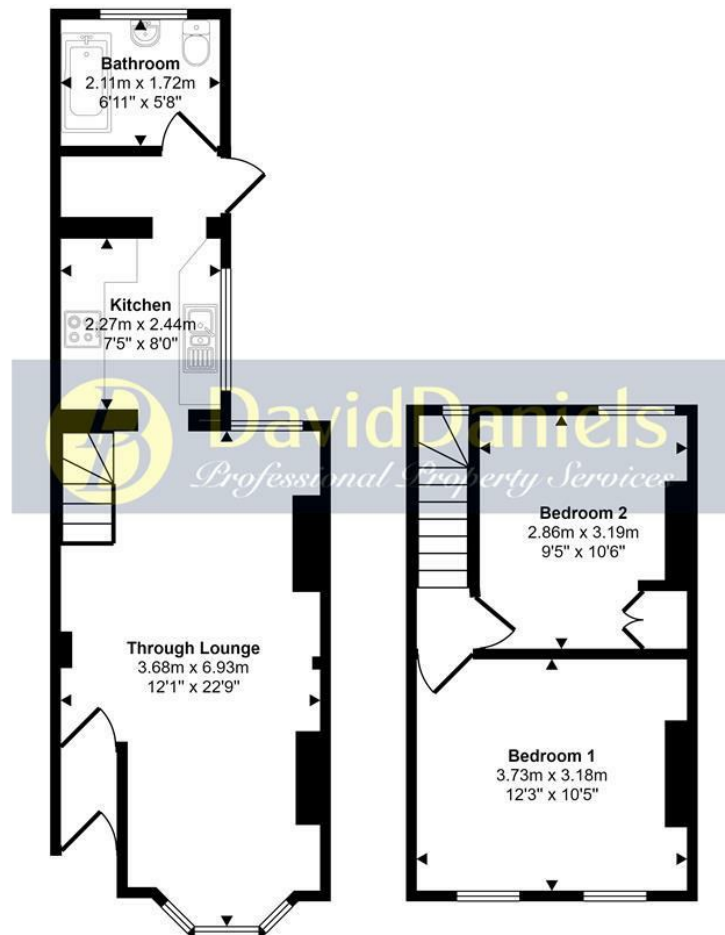
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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 be 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.

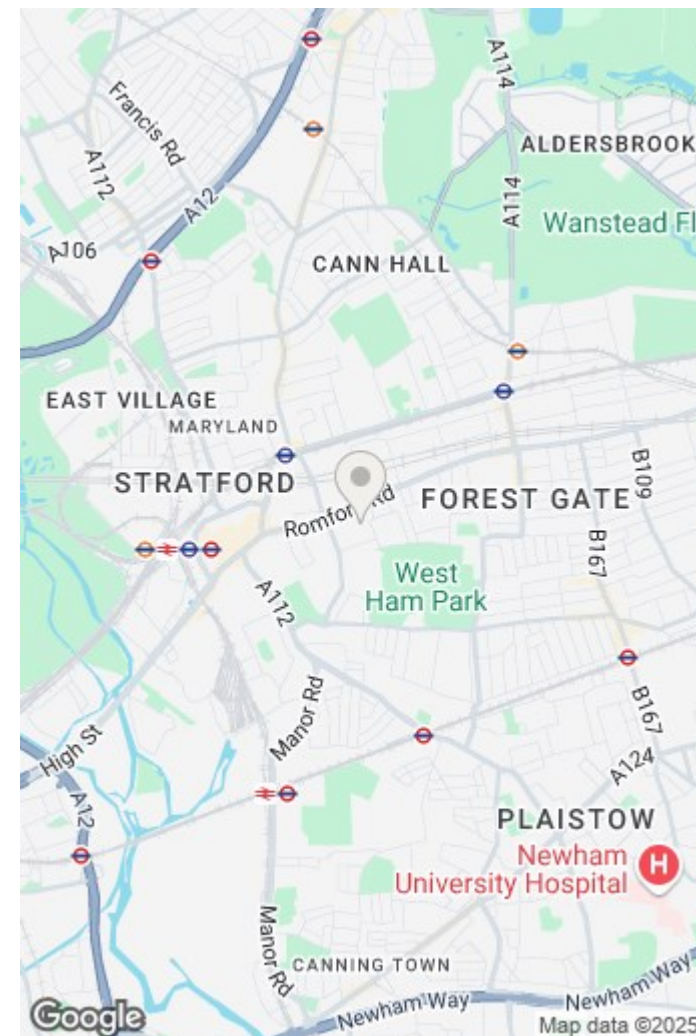


Approx Gross Internal Area
59 sq m / 639 sq ft



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.

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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		
(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 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	