



Gough Road Stratford E15 1SX

Two Bedroom Mid Terraced House With Through Lounge Offers Over £440,000 F/H



Nestled on Gough Road in Stratford, this delightful mid-terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 631 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed by a through lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is modern and thoughtfully equipped. The ground floor boasts a stylish four-piece bathroom.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the location is highly desirable, with Maryland station just a short walk away. This station is served by the Elizabeth line, providing excellent transport links to central London and beyond, making commuting a breeze.

This charming terraced house on Gough Road presents a wonderful opportunity for those looking to settle in a vibrant area of London. With its appealing layout, modern amenities, and convenient location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new investment, this home is ready to welcome you.



Entrance Via

Upvc door to hall - door to:

Through Lounge



double glazed three splay bay window to front elevation - two radiators - power points - wood effect floor covering - stairs ascending to first floor - opening to:



Kitchen



skylight window - double glazed window to rear elevation - cupboard housing main boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - integrated fridge/freezer - integrated washing machine - tiled splash backs - power points - tiled floor covering - double glazed door to rear garden - door to:



Bathroom



obscure double glazed window to rear elevation - four piece suite comprising of a panel enclosed bath with mixer tap - shower cubicle - low flush w/c - pedestal wash basin tiled splash backs - heated towel rail - tiled floor covering.

First Floor Landing

carpet to remain - doors to:

Bedroom 1



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

Bedroom 2



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

Rear Garden 28'4" x 11'3" (8.65m x 3.44m)



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 coverage likely and data coverage limited. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage likely/limited. 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 title register states the following:

The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 1 April 1985 made between (1) Bickenhall Engineering Company Limited and (2) Harbhajan Kaur Chhokar.

The land is subject to such restrictive covenants as may have been imposed thereon before 23 June 1879 and are still subsisting and capable of being enforced.

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.

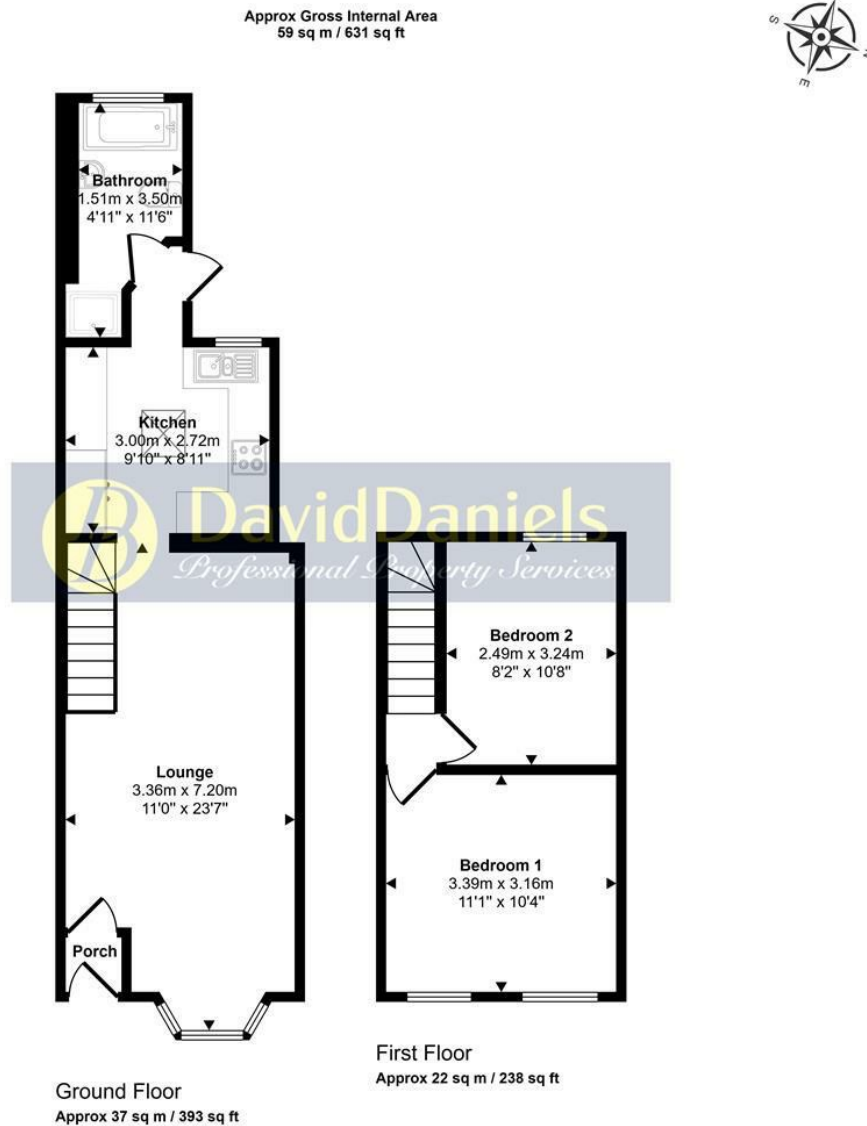
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

Disclaimer

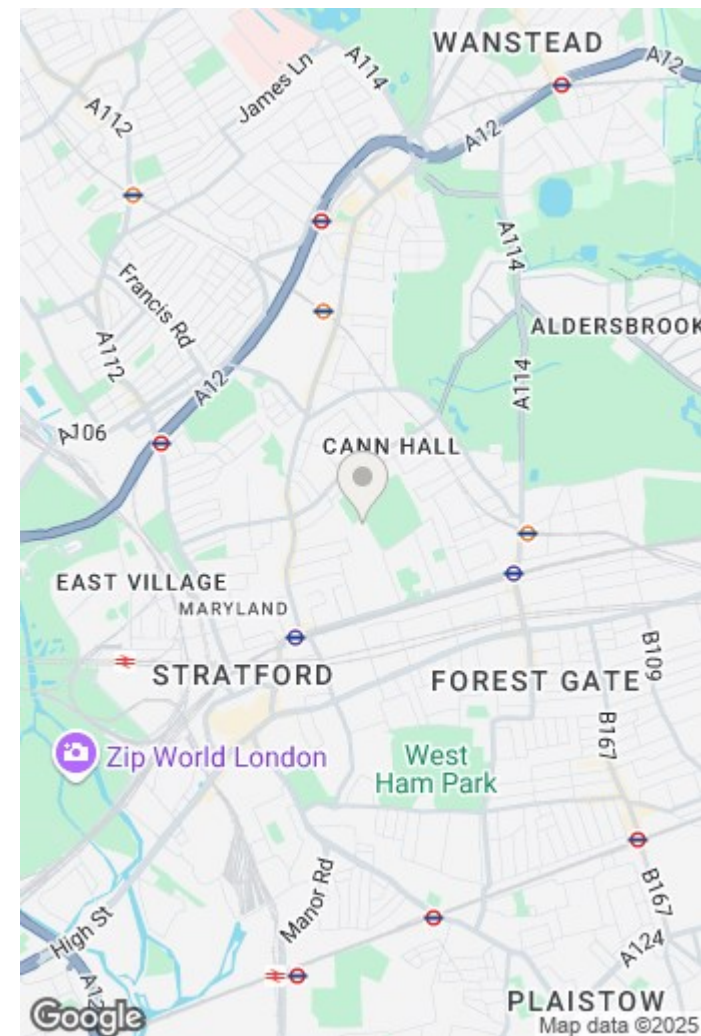
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.





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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83 66
	EU Directive 2002/91/EC
	England & Wales

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	
	EU Directive 2002/91/EC
	England & Wales