



Ranelagh Road London E15 3DP

Two Bedroom House With First Floor Family Bathroom & Ground Floor W/C £450,000 F/H

Nestled in the vibrant area of Ranelagh Road, Stratford, this charming two-bedroom mid-terraced house presents an excellent opportunity for first-time buyers and families alike. The property boasts two spacious double bedrooms. The first-floor family bathroom is conveniently located, while the ground floor features a welcoming through lounge. Additionally, a practical ground floor w/c adds to the convenience of daily living.

The low-maintenance rear garden offers a delightful outdoor space. This home is ideally situated between Stratford, Plaistow, and West Ham stations, making commuting a breeze. Furthermore, both West Ham Park and Stratford Parks are within walking distance, providing lovely green spaces for leisurely strolls or family outings.

Being sold chain-free, this property is ready for you to move in and make it your own. With the potential to personalise and add your unique touch. Whether you are looking to settle down or invest, this property is a fantastic choice in a thriving community. Don't miss the chance to view this delightful home and envision the possibilities it holds.

Entrance Via
double glazed door to:
Through Lounge



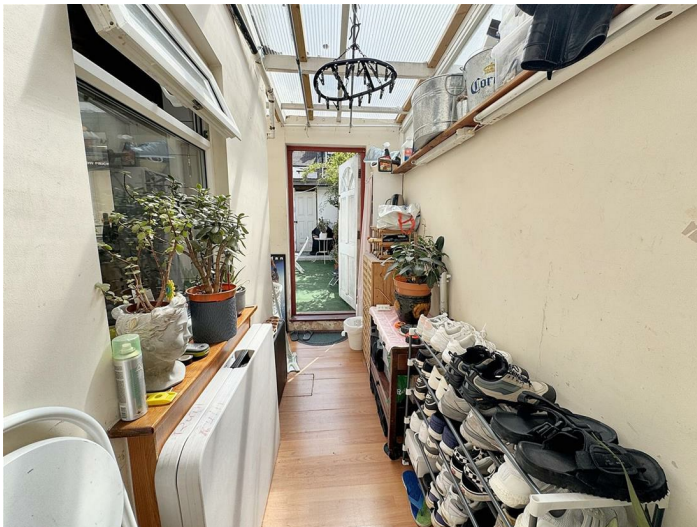
three play double glazed bay window to front elevation -
cupboard housing fuse board and electric meter - stairs
ascending to first floor - two radiators - power points -
understairs storage cupboard - wood effect floor covering -
doors to:

Kitchen



double glazed windows to side and rear elevations - wall mounted Vaillant 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 - space and plumbing for washing machine and dishwasher - space for fridge/freezer - tiled splash backs - power points - tiled floor covering.

Lean To



Window to rear elevation - door to rear garden - door to:

W/C



w/c - wall mounted wash basin - tiled floor covering.

First Floor Landing

access to loft - storage cupboard - 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 - radiator - power points - wood effect floor covering.

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with shower over - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.



**Rear Garden
26'10" (8.19)**



artificial grass with flower and shrub borders - shed to rear.

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: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

Three: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

O2: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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 following are details of the stipulations contained in the Conveyance dated 1 August 1900 referred to in the Charges Register:- Stipulations relating to Lots 13 to 16 and 18

1. FENCES- Each Purchaser is forthwith to make and afterwards to maintain a good and sufficient fence next the road and on the sides of his lot marked "T" within the boundary. No fence shall be erected more than 4 feet 6 inches high in front of the building line or more than 6 feet high behind the building line.

2. BUILDING LINES-Nothing is to be erected within 6 feet of any road except fences and flank walls to corner plots.

3. DESCRIPTION OF BUILDINGS -Private dwellinghouses only with such outbuildings stables or other erections as the Vendors may by writing approved shall be erected. No house or other building shall be erected until the elevations have been submitted to and approved of by the Vendors.

4. VALUE OF BUILDINGS -No house shall be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

5. TRADES &c.PROHIBITED -No building shall be erected or used as a Shop Workshop Warehouse Factory School Hospital or Public Institution and no trade or manufacture shall be carried on nor shall any operative machinery be fixed or placed upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwellinghouse or sleeping apartment nor any shows booths swings roundabouts or hoarding (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots to which these stipulations relate may remove and dispose of any such erection or other thing and for that purpose may enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

NOTE: No copy of the Conveyance plan referred to in Clause 1

above was supplied on first registration.

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.

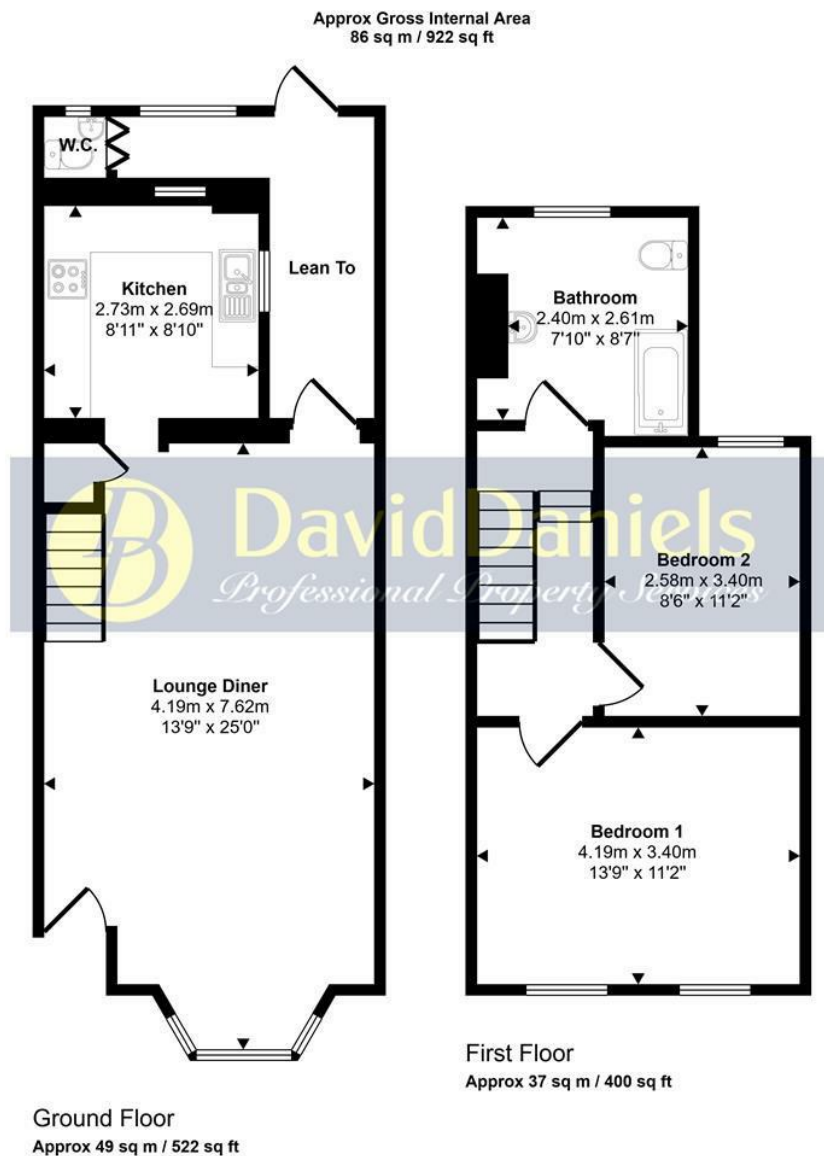
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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.

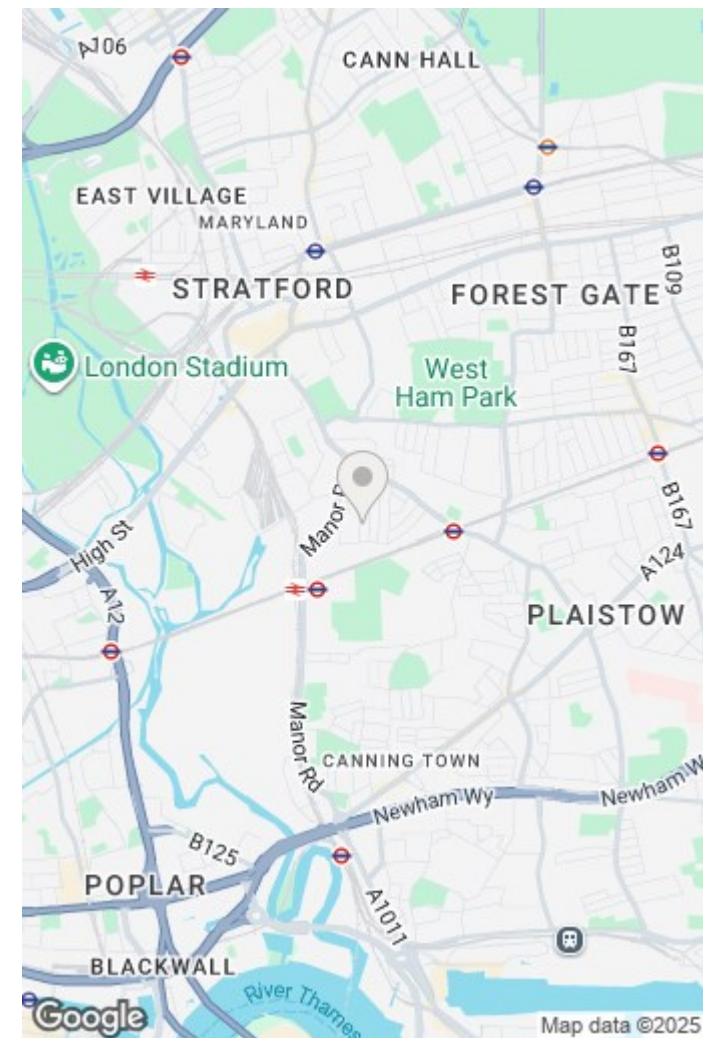
Disclaimer

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.



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.

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.



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			
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	