



 3
Bedrooms

 1
Bathroom



An end of terrace 3 bedroom house situated on the popular New City Estate. Close to transport and Upton Park Shopping Centre

ENTRANCE HALL

Under-stairs cupboard. Radiator.

LOUNGE 14' 3" x 13' 3" (4.34m x 4.04m)

3 light splay bay window to front elevation. Ceramic tile fire surround with raised hearth. Radiator.

DINING ROOM 16' 3" x 11' (4.95m x 3.35m)

Built-in cupboards to chimney breast recess. Radiator. Door to:

KITCHEN 6' 9" x 6' 9" (2.06m x 2.06m)

Base and eye level cupboards. Single drainer one and half bowl sink unit. Electric cooker point. Plumbing for automatic washing machine. Single light double glazed window to flank.

BEDROOM 1 13' 9" x 11' 9" (4.19m x 3.58m)

3 light double glazed splay bay window to front. Radiator.

BEDROOM 2 11' x 9' 4" (3.35m x 2.84m)

Single light double glazed window to rear. Coving to ceiling. Radiator.

BATHROOM 7' 9" x 7' 9" (2.36m x 2.36m)

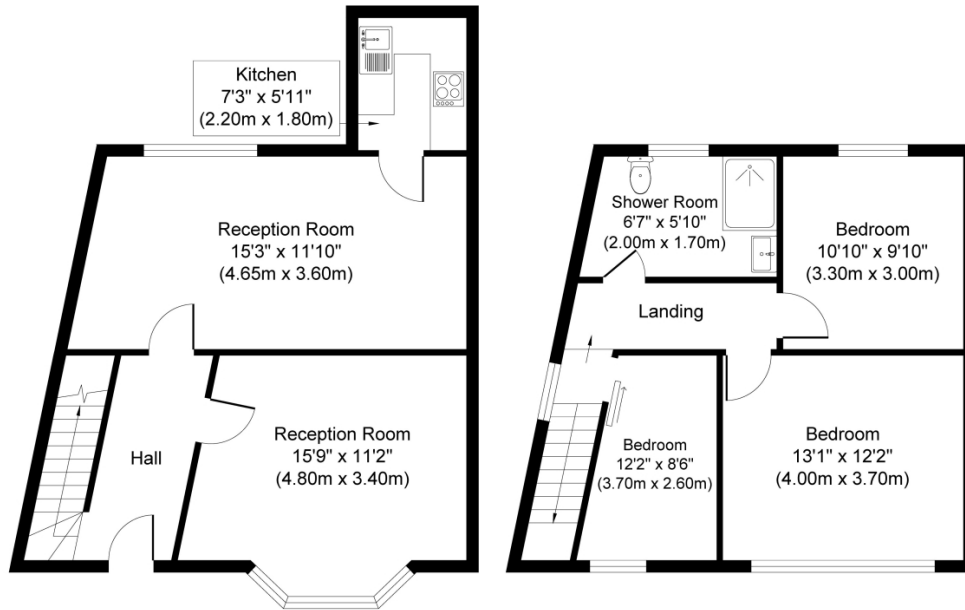
Single light double glazed frosted window to rear. White bath suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level wc. Radiator.

BEDROOM 3 11' 4" x 6' 9" (3.45m x 2.06m)

This is a wedge shape room. Single light double glazed window to front elevation. Overstairs cupboard housing 'Worcester' gas central heating boiler. radiator.

REAR GARDEN

A 'v' shaped rear garden with pedestrian side access and outside wc.



Ground Floor
Approximate Floor Area
538 sq. ft
(50.00 sq. m)

First Floor
Approximate Floor Area
481 sq. ft
(44.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 136, E13

