



**Monteagle Avenue, Barking, IG11 8RA**

**welcome to**

**Monteagle Avenue, Barking**

CHAIN FREE Three Bedroom Mid-Terrace House situated a stone's throw from Barking Town Centre and Barking Station serving the District, Hammersmith & City and C2C Lines.



CHAIN FREE Three Bedroom Mid-Terrace House situated a stone's throw from Barking Station serving the District, Hammersmith & City and C2C Lines. The property is only a short walk from Barking Town Centre, Bus Routes and Schools Rated "Good" by Ofsted.

This Home features a Lounge, Dining Room, Kitchen and Ground Floor WC, as well as a Good Sized Rear Garden.

The First Floor holds Two Double Bedrooms, One Single Bedroom and a Bathroom.

This property Requires Modernisation, but has Huge Potential for Investors or First Time Buyers looking to get onto the Property Ladder. With its Excellent Location and Transport Links, it would be Ideal for Families.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### Hallway

### Reception One

14' 8" x 10' 11" ( 4.47m x 3.33m )

### Reception Two

12' 6" x 11' 3" ( 3.81m x 3.43m )

### Kitchen

9' 6" x 6' 7" ( 2.90m x 2.01m )

### Ground Floor Wc

### Rear Garden

### Bedroom One

10' 9" x 15' into Bay ( 3.28m x 4.57m into Bay )

### Bedroom Two

12' 1" x 9' 2" ( 3.68m x 2.79m )

### Bedroom Three

9' 3" x 7' 7" ( 2.82m x 2.31m )

### Bathroom



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welcome to

## Monteagle Avenue, Barking

- WILLIAM H BROWN BARKING PRESENTS
- CLOSE TO BARKING TOWN CENTRE & ILFORD LANE SHOPPING
- EASY ACCESS TO BARKING STATION
- CLOSE TO GOOD SCHOOLS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BKG105572 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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