



2

Bedrooms



1

Bathroom



Two-bedroom mid-terrace house located on the popular New City Estate, offered at a realistic price with vacant possession and no onward chain. The property includes a through lounge, kitchen, ground-floor bathroom, two bedrooms and a rear garden. An ideal first-time purchase with convenient access to local schools, shops and transport links.

Two-bedroom mid-terrace house comprising a through lounge, kitchen and ground-floor bathroom, with two bedrooms to the first floor and a rear garden.

Situated on the **popular New City Estate**, the property is located in a settled residential area with easy access to local schools, shops and transport links.

Priced realistically and offered with vacant possession and no onward chain, this home presents a **straightforward and accessible option for first-time buyers**, with buy-to-let potential too.

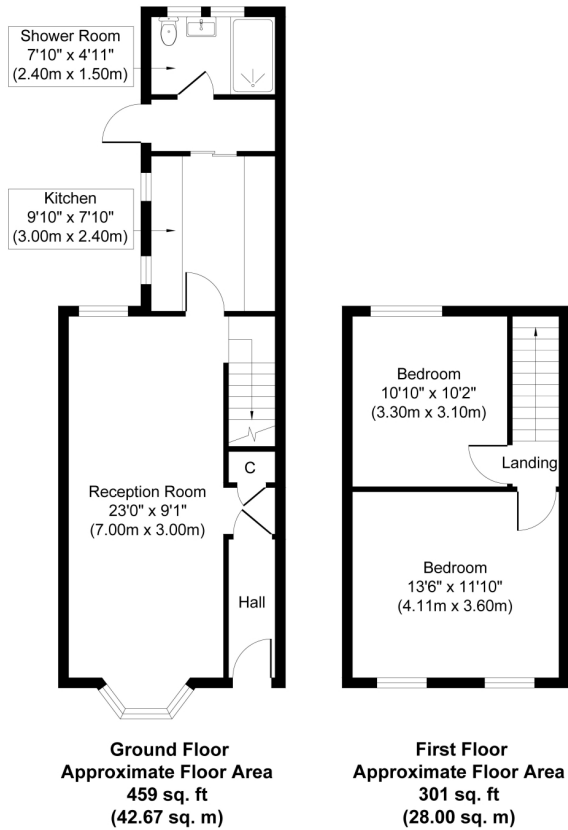
THROUGH LOUNGE *7.30m x 2.90m (23' 11" x 9' 6")*

KITCHEN *2.80m x 2.60m (9' 2" x 8' 6")*

Bathroom
White suite, partly tiled walls, vanity unit radiator, double glazed windows, extractor fan

BEDROOM 1 *3.90m x 3.30m (12' 10" x 10' 10")*

BEDROOM 2



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 | | 80 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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