



Swete Street London E13 0BS

Spacious Three Bedroom House With First Floor Bathroom Guide Price £450,000 - £475,000 F/H



Guide Price £450,000 - £475,000.

This spacious and well-presented three-bedroom mid-terraced house offers a delightful living experience. Spanning an impressive 1,185 square feet, the property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The generous kitchen/diner provides ample space for family meals and gatherings, while a convenient ground floor w/c adds to the practicality of the home.

On the first floor, you will find three comfortable bedrooms, alongside a well-appointed family bathroom. This layout is ideal for families seeking both space and functionality.

The location is particularly advantageous, as the property is just a short walk from Plaistow station, ensuring easy access to central London and beyond. Additionally, the nearby Plaistow Park offers a lovely green space for outdoor activities and relaxation.

Being sold chain-free, this property presents an excellent opportunity for those looking to settle into a new family home without delay. With its combination of space, convenience, and a welcoming atmosphere, this terraced house is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.

Entrance Via

front door to:

Hallway

cupboard housing consumer unit and electric meter - stairs ascending to first floor - radiator - power points - wood effect floor covering - doors to:

Reception 1



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



Reception 2



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

Kitchen/Diner



double glazed three splay bay window to side elevation - double glazed windows to side elevation - wall mounted Biasi boiler - range of eye and base level units incorporating a sink with mixer tap and drainer - gas cooker point - space for fridge/freezer - tiled splash backs - power points - radiator -

partial wood effect floor covering with remainder tiled - partially glazed door to:



Hall

window to to rear elevation door to rear garden - door to:



W/C



window to side elevation - low flush w/c - tiled floor covering.

First Floor Landing

access to loft - radiator - storage cupboard - carpet to remain - doors to:

Bedroom 1



two double glazed windows to front elevation - two radiators - pedestal wash basin - power points - wood effect floor covering.



Bedroom 3



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

Bathroom



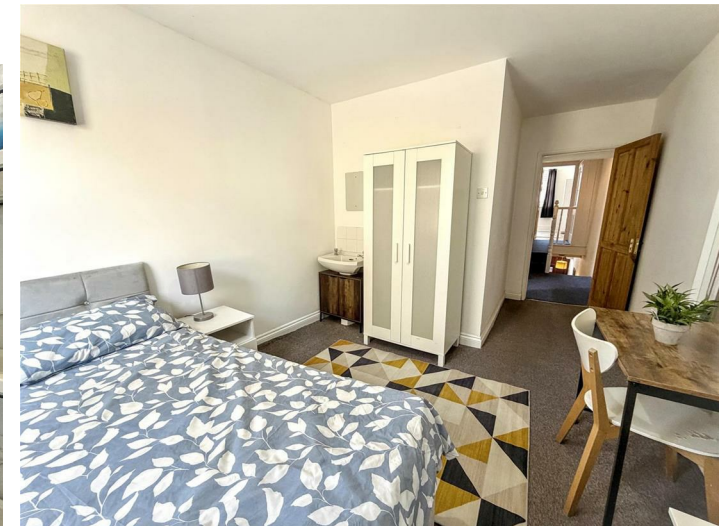
obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit - low flush w/c - aqua board splashbacks - radiator - tiled floor covering.



Bedroom 2 (L-Shaped)



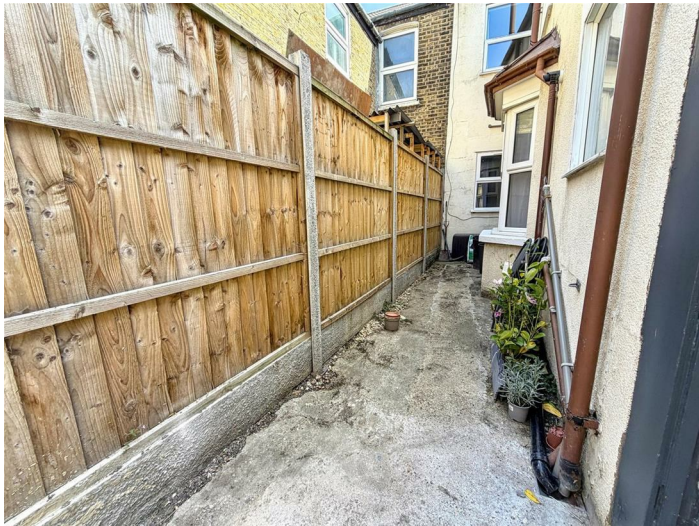
double glazed window to rear elevation - radiator - pedestal wash basin - power points - carpet to remain.



Rear Garden
15'3" x 17'4" (4.65m x 5.30m)



mainly paved with raised flower beds



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 O2, Three and 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: Two Conveyances the one dated 29 September 1866 and the other dated 28 February 1867 both made between (1) the several persons whose names descriptions and seals are subscribed and set in the schedules thereto and (2) Estates Development Company Limited contain restrictive covenants but no copies or particulars of the same were available 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:

Bowling & Co & 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.

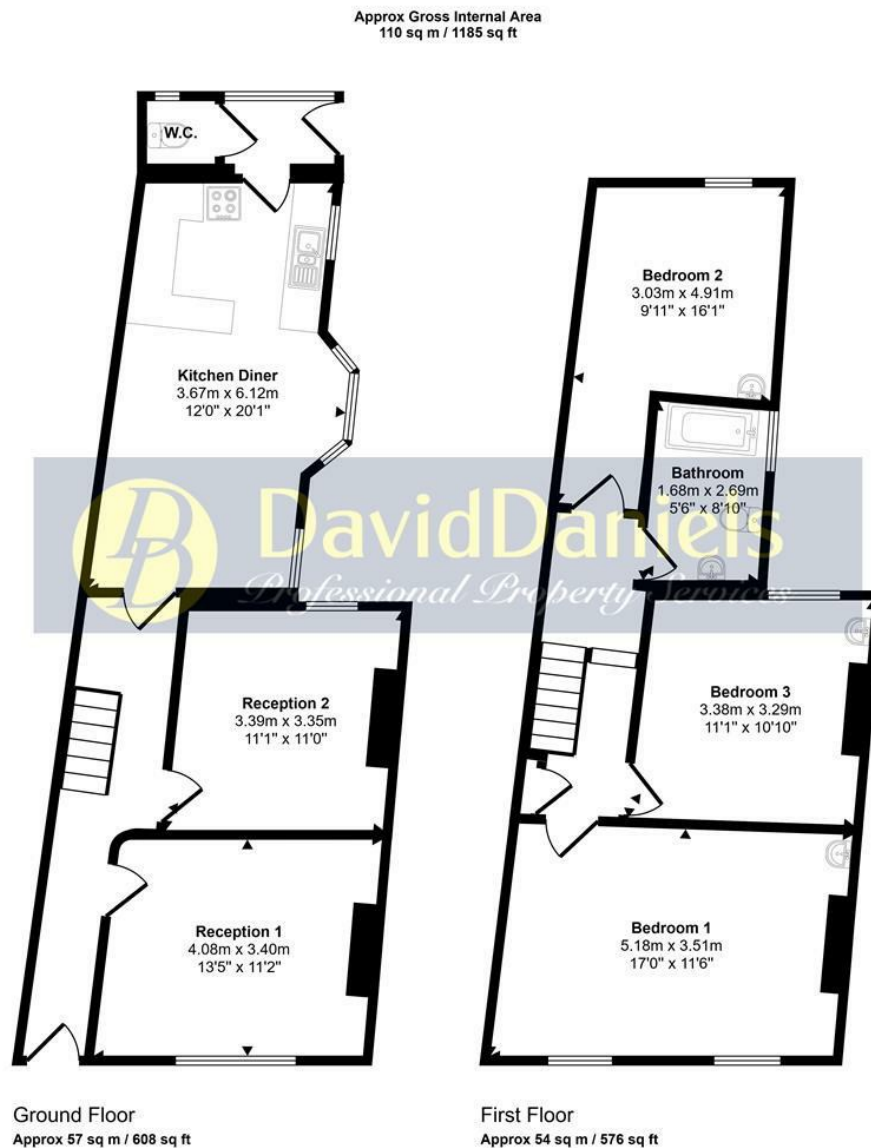
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

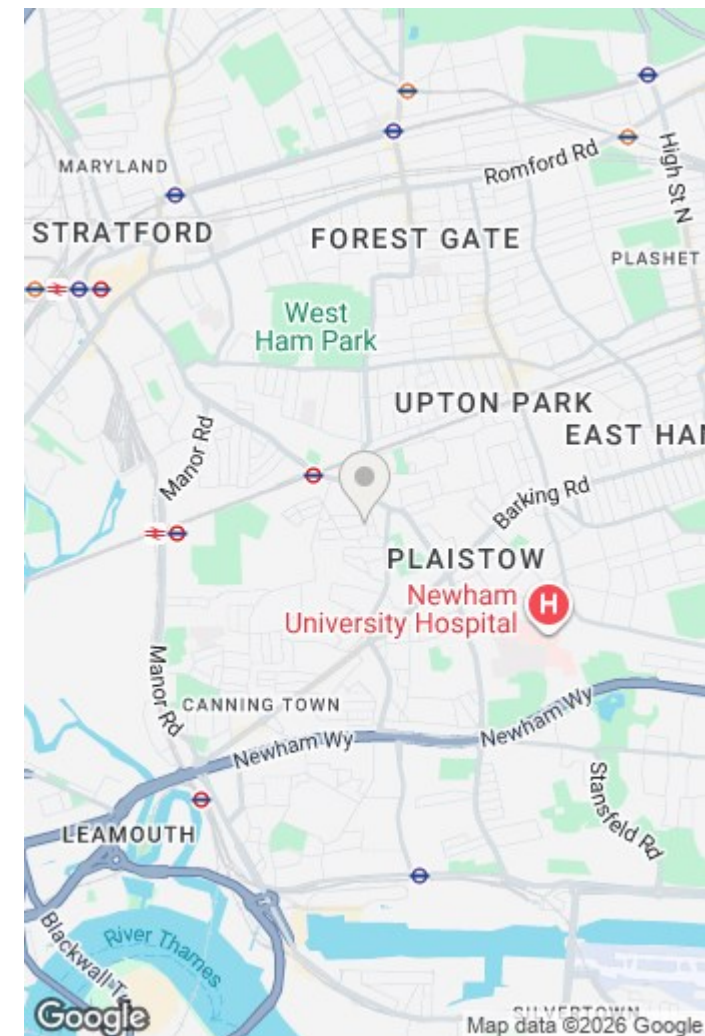
As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

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.



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	
EU Directive 2002/91/EC	84
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	

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.