

## Welbeck Road London, E6 3EU

Edward Chase estate agents are delighted to present to the residential lettings market this spacious 4 bedroom, 1 reception, 1 bathroom house located in E6. This property is position within a residential location and would be an ideal selection for growing families or sharers. Newham Hospital walking distance. This property has several key features such as: - 4 bedrooms - 1 reception room - Spacious modern kitchen - White goods included - Ground floor bathroom with separate W/C - Private garden with shed - Conservatory - Rented part furnished - Gas central heating, combination boiler - Double glazed windows - 3 reasonable proportioned bedrooms on first floors - Street permit parking - Local schooling options How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a

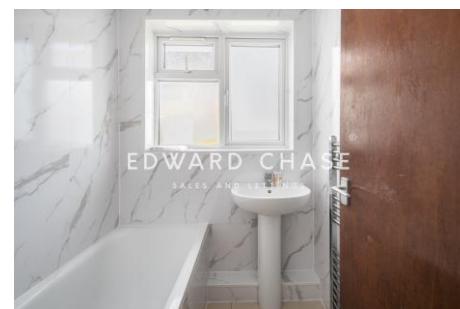
- 4 Bedroom Terraced House
- Ground Floor Bathroom with W/C
- Double Glazed Windows, Gas Central Heating, Combination Boiler
- EPC Rating C, Council Tax Band C, London Borough Newham
- 1 Reception Room & Large Kitchen
- First Floor Has 3 Large Bedrooms
- Property Rented Unfurnished
- Street Parking

**Monthly Rental Of £2,150**

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viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8.



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.