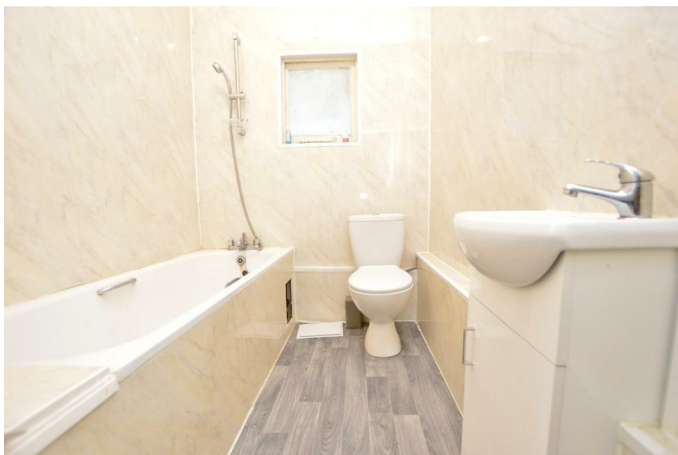




HUNTERS[®]
HERE TO GET *you* THERE

Plashet Road, London, E13 0QT | Guide Price: Guide Price £260,000 - £280,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GUIDE PRICE £260,000-£280,000. This spacious first floor Victorian conversion is located within easy reach of Upton Park Underground and a short walk away from West Ham Park. The property on offer boast from impressive high ceilings with large bay windows allowing ample of naturally light to flood into the main reception room. There are two large bedrooms and a separate large kitchen. The property does require internal modernisation, however in the right hands and with some vision this property has fantastic potential to be a wonderful home.

LOUNGE

16'1" x 14'9"

KITCHEN

11'8" x 9'7"

BEDROOM ONE

11'7" x 10'7"

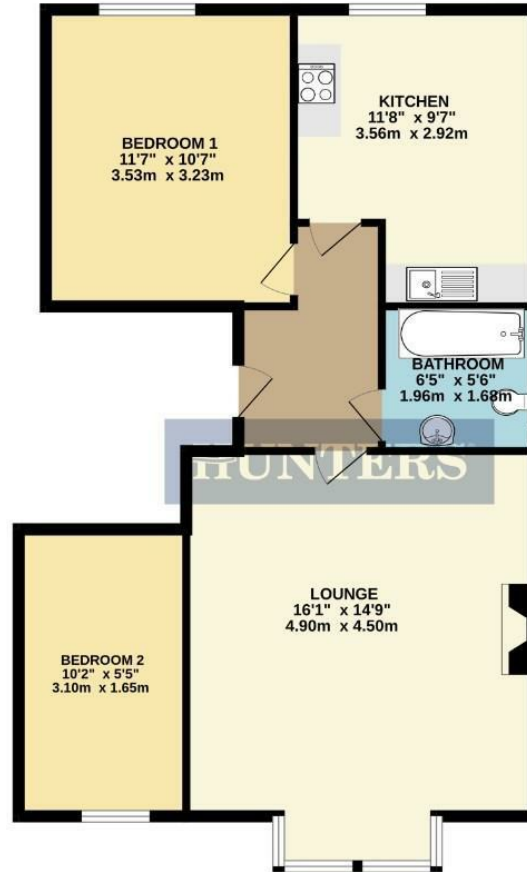
BEDROOM TWO

10'2" x 5'5"

BATHROOM

6'5" x 5'6"

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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