



HUNTERS[®]

HERE TO GET *you* THERE



Belgrave Road, Plaistow, London, E13 8RT

Guide Price: Guide Price £330,000 - £350,000



GUIDE PRICE £330,000-£350,000. GREAT INVESTMENT. This larger than average two bedroom mid terrace Victorian property is situated on this desirable tree lined residential turning. The property on offer boast generous room sizes which include a spacious through lounge, a large garden which is perfect for those who are keen on gardening, two double bedrooms and a first floor family bathroom. The property requires some internal modernisation which is ideal for those wishing to stamp their own touch and restore the property to its full glory. Subject to planning the property leans towards an extension project, which would mirror what other residents have done within the neighbourhood. The property is well connected for Central London and the Docklands with Plaistow and Upton Park Underground stations within easy reach, Newham General Hospital, local parks and amenities are all within close proximity.



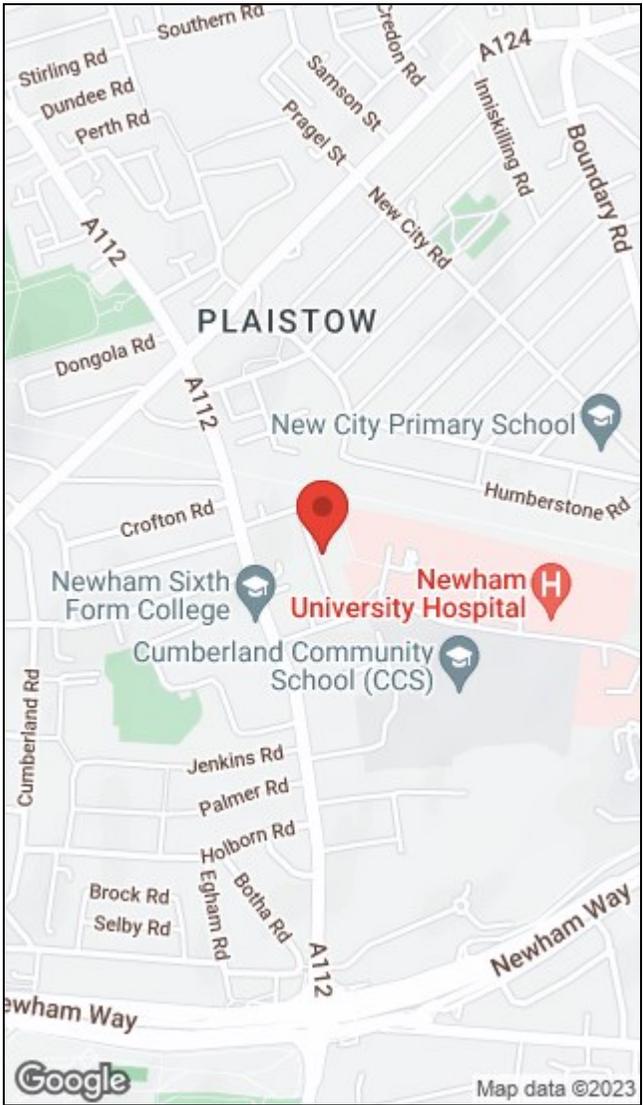
KEY FEATURES

- TWO BEDROOMS
- VICTORIAN MID TERRACE
 - FREEHOLD
 - LARGE GARDEN
 - CHAIN FREE
- IN NEED OF SOME MODERNISATION
 - GREAT INVESTMENT
 - FIRST FLOOR BATHROOM









| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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