



HUNTERS[®]
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Elgar Close, Plaistow, E13 9EW | Asking Price: £225,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 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 £225,000-£250,000. Located within this private gated development is this cosy one bedroom house. The property on offer is arranged over two levels and boast from a large living space which incorporates the kitchen. The kitchen area boast from high ceilings and skylight windows. The spiral staircase leads to the bedroom area and en-suit bathroom. Both Plaistow and Upton Park underground stations are within easy reach making it an ideal purchase for first time or investment buyers. Further benefits include an allocated parking space, gas central heating and solar panelling on the roof which makes the property extremely economical. We strongly recommend an internal viewing.

ENTRANCE

Front door leading into lounge.

LOUNGE

15'10" x 11'3"

Double glazed window to front aspect, laminated wood effect flooring, wall mounted radiator, power points, spiral staircase leading to first floor, wall mounted boiler.

KITCHEN

11'2" x 6'5"

Wall and base units, roll top work surface, electric cooker with oven, skylight window, power points, tile effect floor, plumbing for washing machine/fridge freezer.

FIRST FLOOR

Access to bedroom and bathroom.

BEDROOM

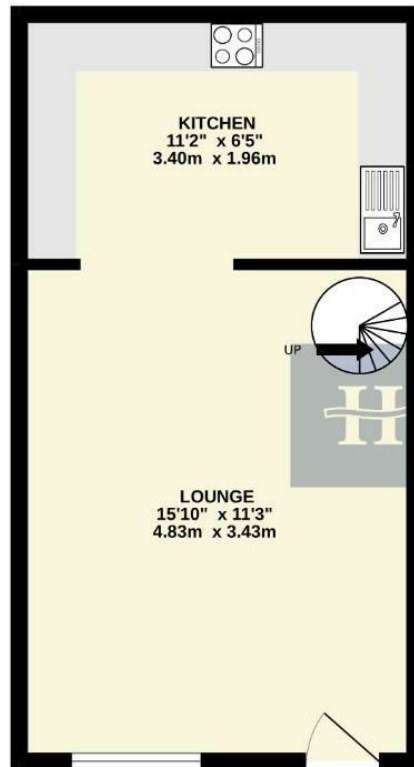
12'1" x 11'1"

Double glazed window to front aspect, carpet flooring, wall mounted radiator, power points, cupboard housing water tank , heating control, fitted wooden cupboards.

BATHROOM

Comprising of panelled jacuzzi bath with shower attachment, vanity wash basin, low level w.c, tiled walls and floor, heated towel rail, velux skylight window.

GROUND FLOOR



1ST 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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