



CHURCHILL
estates



Welbeck Road, London

£350,000

Tenure : Freehold

Floor Area : 893.41 sq ft

Local Authority : Newham

Council Tax Band : C

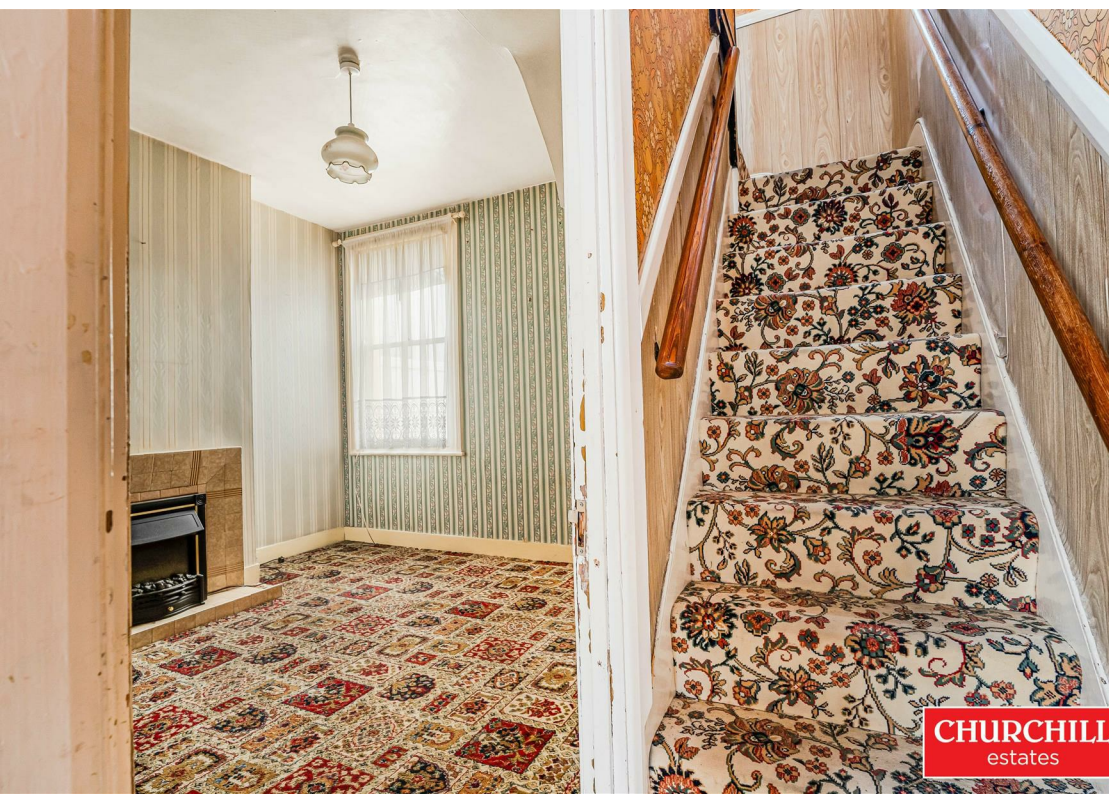
Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Churchill Estates are pleased to bring to market this attractive brick-fronted two double bedroom terraced house, offered chain free and situated just moments from Central Park.

This charming freehold property offers versatile living space, comprising two reception rooms, a spacious kitchen, lean-to, annexe, family bathroom and separate W/C on the ground floor. Upstairs there are two double bedrooms. While in need of modernisation throughout, the home presents an excellent opportunity for buyers to create a property tailored to their own taste.

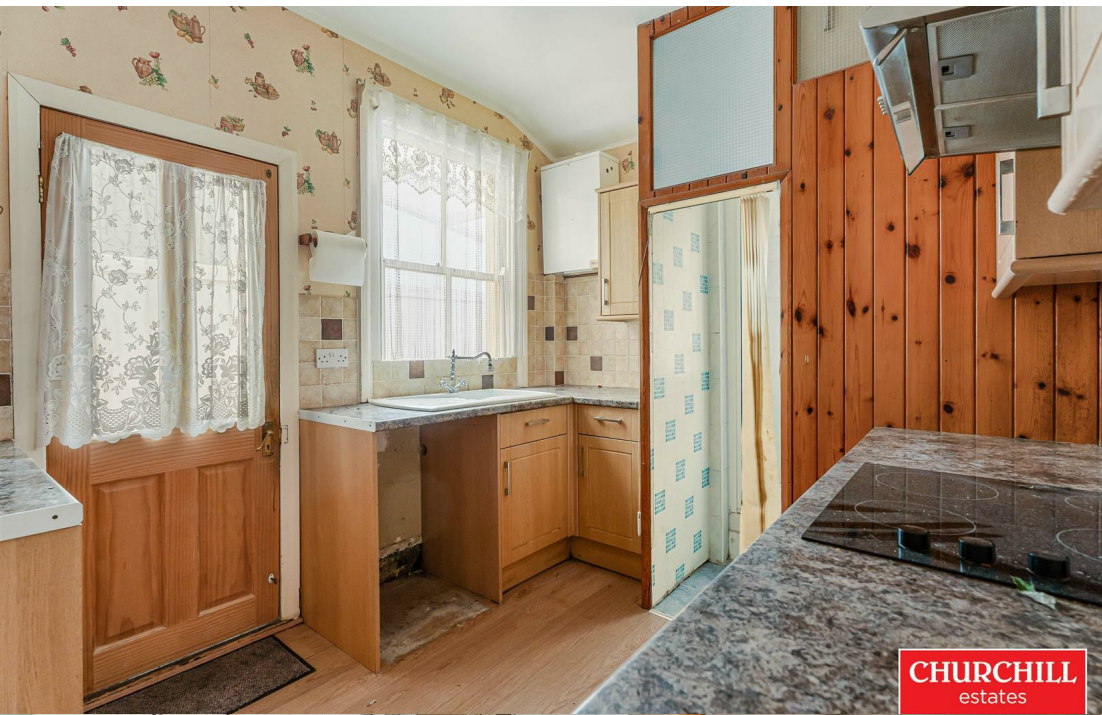
The property also benefits from a private rear garden and offers significant potential to extend to the rear and into the loft (STPP), making it ideal for those seeking a project with long-term scope to add value.

For convenience the home is well located for public transport being approximately 0.6 miles from Upton Park Underground Station, 1.0 mile from East Ham Underground Station and around 1.1 miles from Plaistow Underground Station.

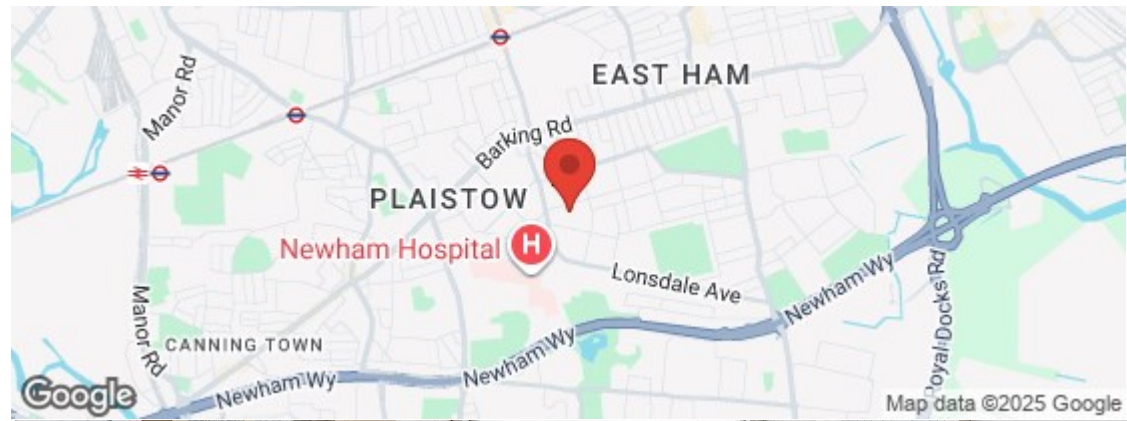
For more information or to arrange an appointment to view please call the office at your earliest convenience to avoid disappointment







- Attractive brick fronted two double bedroom terraced house
- Freehold property with versatile living space
- Family bathroom & separate W/C on the ground floor
- Private rear garden & potential to extend to the rear and loft (STPP)
- Fantastic transport links
- Offered chain free & located just moments from Central Park
- Two reception rooms, spacious kitchen, lean-to & annexe
- Two double bedrooms on the first floor
- In need of modernisation, offering an excellent opportunity to personalise
- Council Tax Band: C

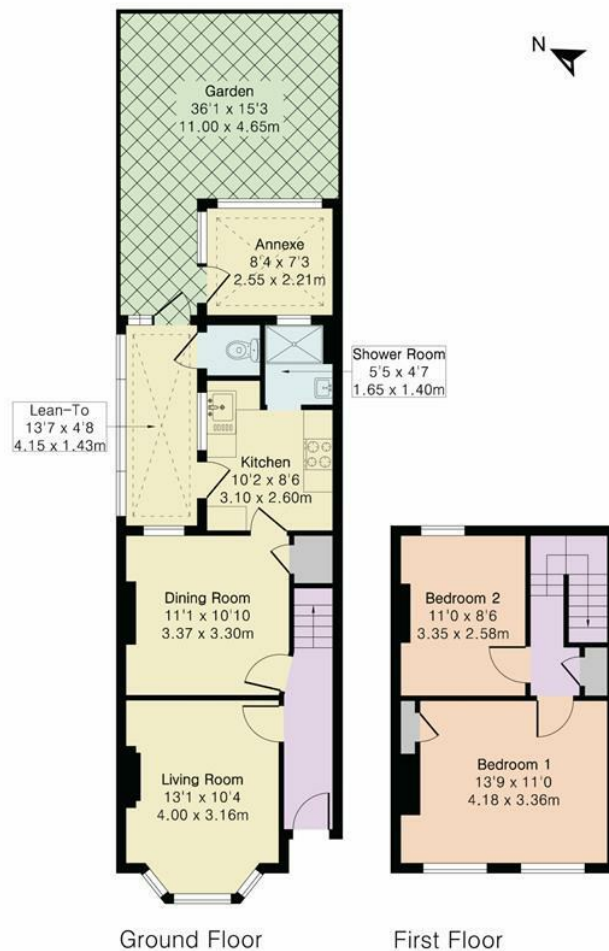




Approximate Gross Internal Area 894 sq ft - 83 sq m

Ground Floor Area 583 sq ft - 54 sq m

First Floor Area 311 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL
estates

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates