



Guide Price - £475,000

Bristol Road, London, E7 8HG



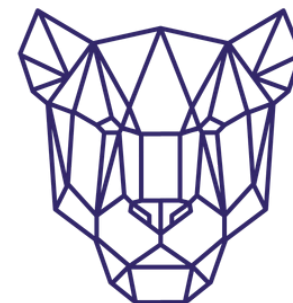
x3



x2



x1



**PANTERA
PROPERTY**



Pantera Property welcome to the market a three-bedroom mid-terraced house with front and rear gardens.

Property Description

The property is a three-bedroom mid-terraced house of traditional construction.

Externally, the property benefits from a front garden and enclosed rear garden, together with an outbuilding. The property has uPVC double glazed windows to both the front and rear elevations.

Internally, the property is in dated condition throughout and offers opportunity to improve.

The accommodation comprises approximately 1,082 sq.ft., excluding the outbuilding.

Ground Floor

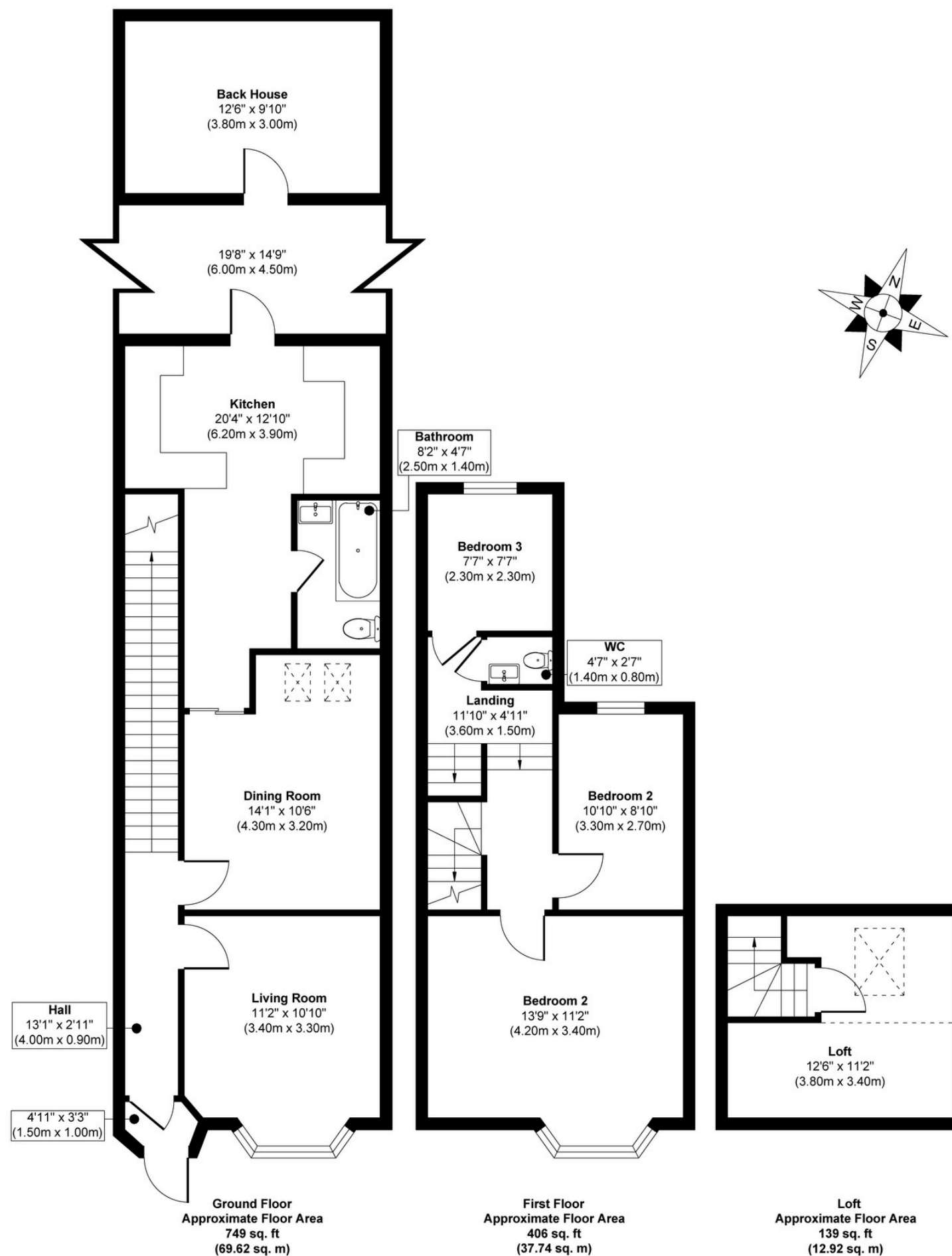
- Entrance Hall - providing access to the principal ground-floor accommodation and staircase rising to the first floor.
- Reception Room - front reception room.
- Reception Room - further reception room providing access towards the rear of the property.
- Bathroom - bathroom accommodation.
- Kitchen - kitchen area with access to the rear garden.

First Floor

- Landing - providing access to the first-floor accommodation.
- Bedroom - bedroom accommodation.
- Bedroom - bedroom accommodation.
- Single Bedroom - single bedroom.
- WC - separate WC.

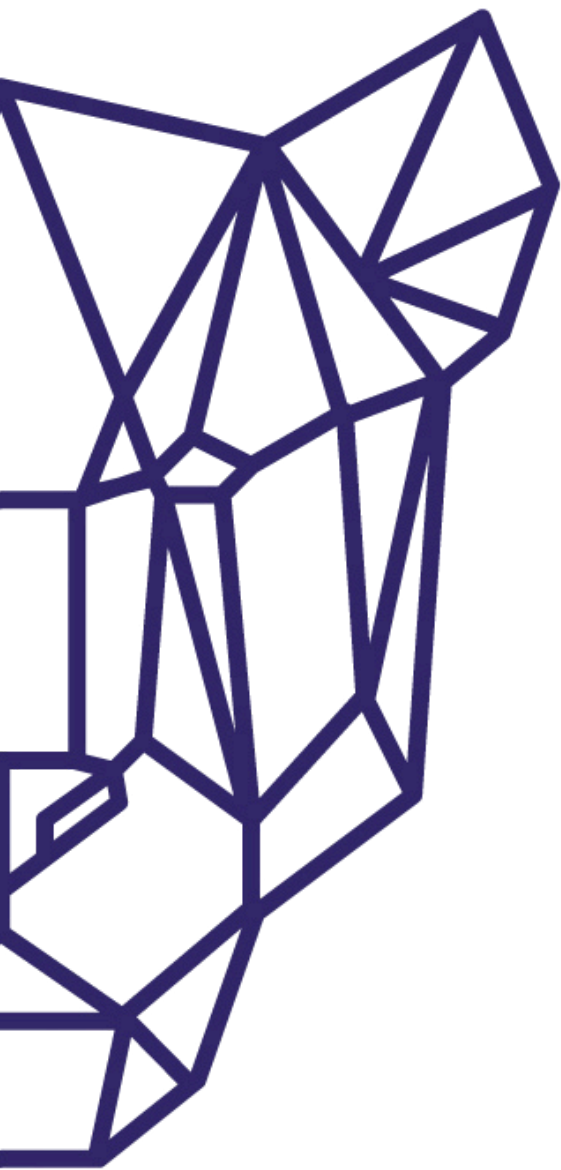
Please call the office on 0330 118 6610 and ask for George for any further details.





Approx. Gross Internal Floor Area 1294 sq. ft / 120.28 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority:
London Borough of
Newham Council

Tenure:
Freehold

Size:
1,082 sq.ft

Council Tax Band:
C

Location

The surrounding area is an established residential location providing access to a range of local amenities, including shops, schools, restaurants and recreational facilities. The property also benefits from access to public transport links providing connections to surrounding areas and Central London.

Viewing

Please contact George at
Pantera Property to
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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