



## Sherrard Road, Forest Gate, E7 8DY

### Offers In The Region Of £475,000

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**\*\* CHAIN FREE TERRACED HOUSE IN POPULAR LOCATION IN FOREST GATE. IDEAL RENOVATION PROJECT \*\***

OC Homes are delighted to offer for sale this good size three bedroom terraced house, in need of some modernisation, in Forest Gate. Located on a lovely tree lined street, lies this three bedroom terraced house with lots of potential. The property is ideal for an incoming buyer to make a family home with scope for improvement as required. It is in an up and coming area close to a multitude of excellent public transport links and local amenities, as well as cycle lanes to Central London.

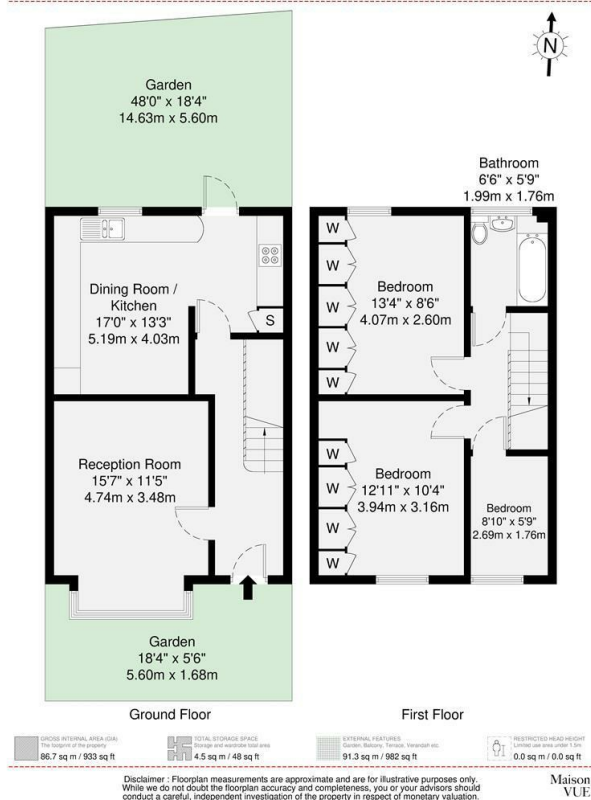
Accommodation comprises; Ground Floor- front garden, entrance hallway, reception room, kitchen / diner leading to a good size rear garden. First Floor - three bedrooms, and three piece bathroom, with access to a sizeable loft which can be easily converted to create another bedroom and bathroom (STPP). Offered chain free, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- IDEAL RENOVATION PROJECT
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- LOTS OF SCOPE FOR IMPROVEMENT
- CHAIN FREE

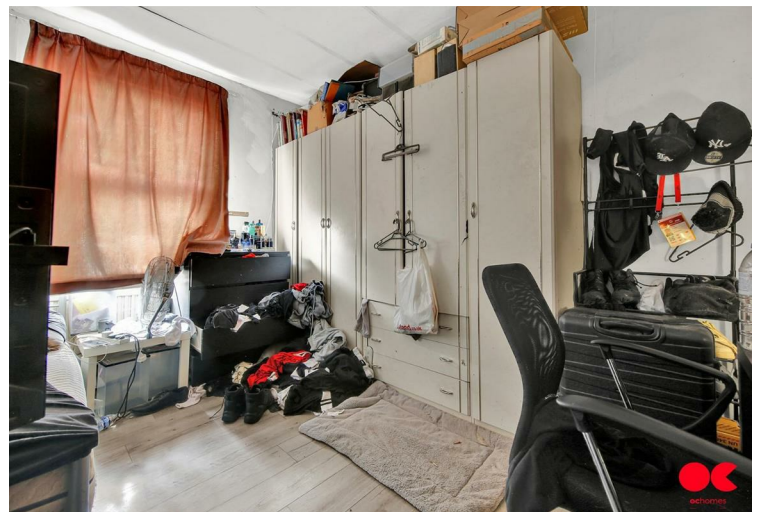
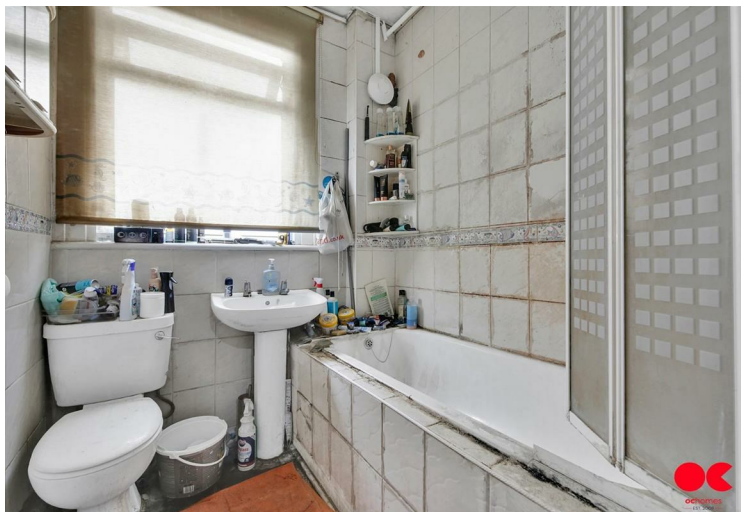
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (38-54) <b>E</b>                            |         |           | (38-54) <b>E</b>                                                |         |           |
| (21-37) <b>F</b>                            |         |           | (21-37) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.