



## 3 bed end of terrace house to buy in E16

Sheerwater Road, Beckton, London, E16 3SU

**£415,000** Starting Bid

🏠 x3 🪑 x1 🚗 x1

Tenure  
**Freehold**

Off Street parking

## Property features

- ✓ Three-Bedroom End-of-Terrace
- ✓ Freehold
- ✓ Private Driveway / Off-Street
- ✓ Spacious Reception Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Landmark Residential are delighted to present this three-bedroom end-of-terrace freehold house, offering excellent potential for refurbishment and value enhancement.

Situated on Sheerwater Road, this property presents an exciting opportunity for owner-occupiers, investors and developers alike. The accommodation comprises a spacious reception room, a generously sized kitchen, three well-proportioned bedrooms and a family bathroom.

The property benefits from a private front driveway providing off-street parking and enjoys the advantages of an end-of-terrace position. While requiring some modernisation, the property offers significant scope to create a fantastic family home or investment property, subject to the necessary consents.

Conveniently located close to local amenities, schools, parks and transport links, the property is well positioned for both families and commuters. With strong demand for housing in the area and excellent potential for capital growth, this is an opportunity not to be missed.

Offered for sale via auction, early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £415,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

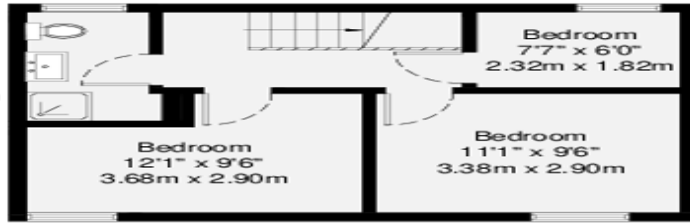
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Shower Room  
8'4" x 5'7"  
2.53m x 1.70m



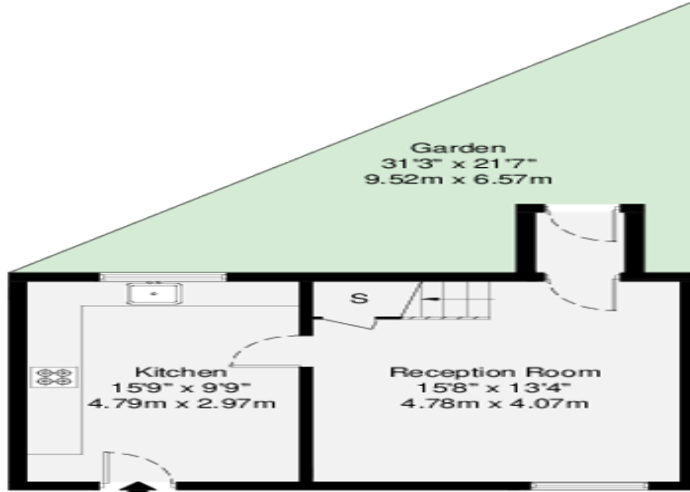
First Floor



Bedroom  
12'1" x 9'6"  
3.68m x 2.90m

Bedroom  
7'7" x 6'0"  
2.32m x 1.82m

Bedroom  
11'1" x 9'6"  
3.38m x 2.90m



Ground Floor

Garden  
31'3" x 21'7"  
9.52m x 6.57m

Kitchen  
15'9" x 9'9"  
4.79m x 2.97m

Reception Room  
15'8" x 13'4"  
4.78m x 4.07m

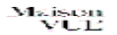
GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.7 sq m / 761 sq ft

TOTAL STORAGE SPACE  
Storage area within total area  
0.9 sq m / 9 sq ft

EXTERNAL FEATURES  
Garage, Balcony, Terrace, Verandah etc.  
226 sq m / 243 sq ft

RESTRICTED HEAD-HEIGHT  
Excluded area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sheerwater Road, Beckton, London, E16 3SU

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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