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Mott Street, E4 7RW



Asking Price £399,995 Freehold





**\*\*CHAIN FREE\*\***

Kings Group are pleased to present this two-bedroom mid-terrace home, offered chain-free.

The front reception room features a bay window and original character details. To the rear, an open-plan living and dining area leads into a kitchen with plenty of storage, creating a practical and sociable layout. The rear door open onto a patio, followed by a low-maintenance garden in need of some basic TLC.

Upstairs, there are two generously sized double bedrooms and a family bathroom.

The property is well-maintained but would benefit from some internal updating, offering an excellent opportunity for buyers looking to add value and personalise their home.

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Average  
Vodafone - Average

Broadband (estimated speeds)  
Standard 25 mbps  
Superfast -  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL 4'11 x 2'05**

**LIVING ROOM 12'06 x 9'02**

**DINING ROOM 15'04 x 8'11**

**KITCHEN 10'10 x 5'04**

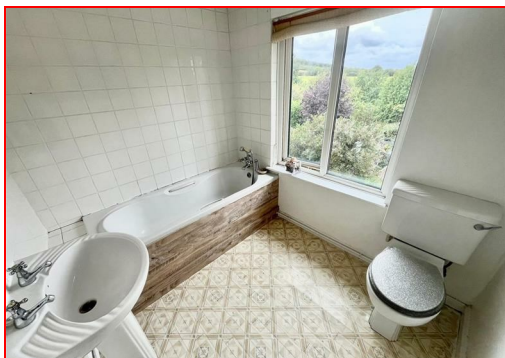
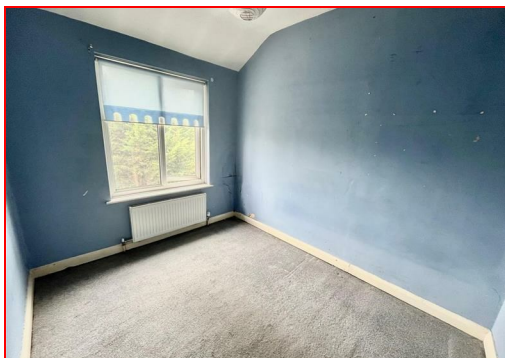
**BEDROOM 12'09 x 9'02**

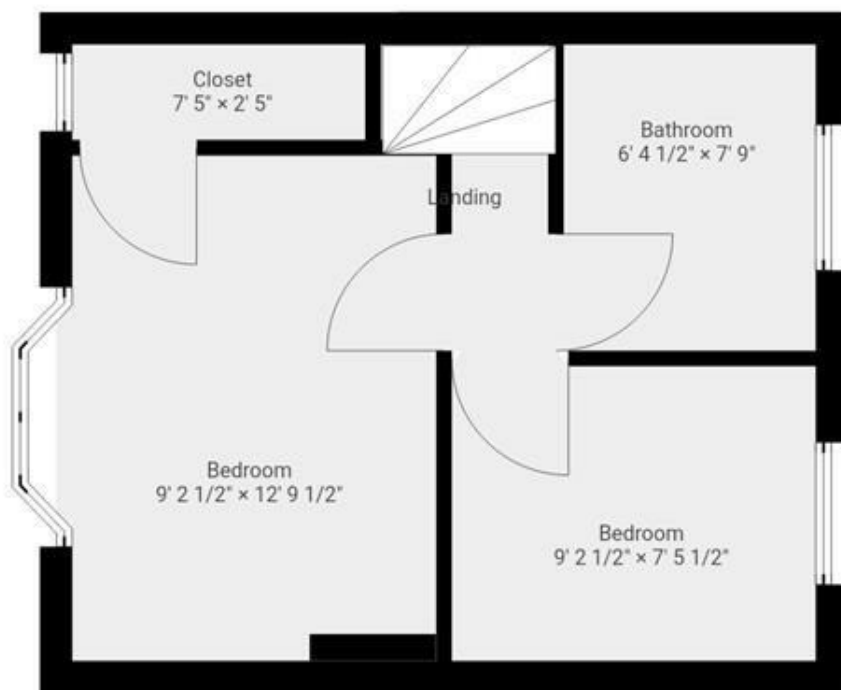
**BEDROOM 9'02 x 7'05**

**BATHROOM 7'09 x 6'04**

#### **DISCLAIMER**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         |           | (55-68) D   |         |           |
| (39-54) E                                   |         |           | (39-54) E   |         |           |
| (21-38) F                                   |         |           | (21-38) F   |         |           |
| (1-20) G                                    |         |           | (1-20) G  |         |           |
| 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 details are correct at time of going to press”).

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