



Cleveleys Road, Clapton, E5 9JW

ANOTHER SENSIBLY PRICED PROPERTY - CHAIN FREE. NEWLY REDECORATED THROUGHOUT, READY TO MOVE INTO, JUST UNPACK. 3 bedroom family home, offering light spacious well proportioned accommodation. Potential (subject to planning permission) to create additional rooms in the loft, with precedents having been set, and or extending to the rear. Comprising entrance hall, separate lounge, 2nd reception/dining room (or 4th bedroom), fitted kitchen with direct access to rear garden & first floor bathroom/WC. Ideally located in this prime residential area, just off Upper Clapton Road close to Clapton Station (direct City Link) and Millfields Park. Viewing is highly recommended to avoid disappointment

Guide Price £950,000 | Freehold

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- Sensibly Priced
- Bright well proportioned rooms
- First floor bathroom/WC
- Potential to extend to the rear & into loft space (STPP)
- Chain Free
- 2 separate living rooms
- Fitted kitchen
- Newly redecorated throughout, ready to move into
- 3 bedrooms
- Large rear Garden

Full description:

ANOTHER SENSIBLY PRICED PROPERTY
THROUGH WILD & CO.

CHAIN FREE.

NEWLY REDECORATED THROUGHOUT.

READY TO MOVE INTO, JUST UNPACK.

We are delighted to bring to the market a mid terraced 3 bedroom family home.

Offering light spacious well proportioned accommodation.

There is potential subject to planning permission to create additional rooms in the loft, with precedents having been set, and or extending to the rear.

Comprising entrance hall, separate lounge and 2nd reception/dining room (or 4th bedroom), fitted kitchen with direct access to rear garden.

On the first floor there are 2 double bedrooms and a single bedroom as well

as bathroom/WC. There is potential subject to planning permission to create additional rooms in the loft, with precedents having been set, and or extending to the rear.

Ideally located in this prime residential area, just off Upper Clapton Road close to Clapton Station (direct City Link) and Millfields Park.

Viewing is highly recommended to avoid disappointment



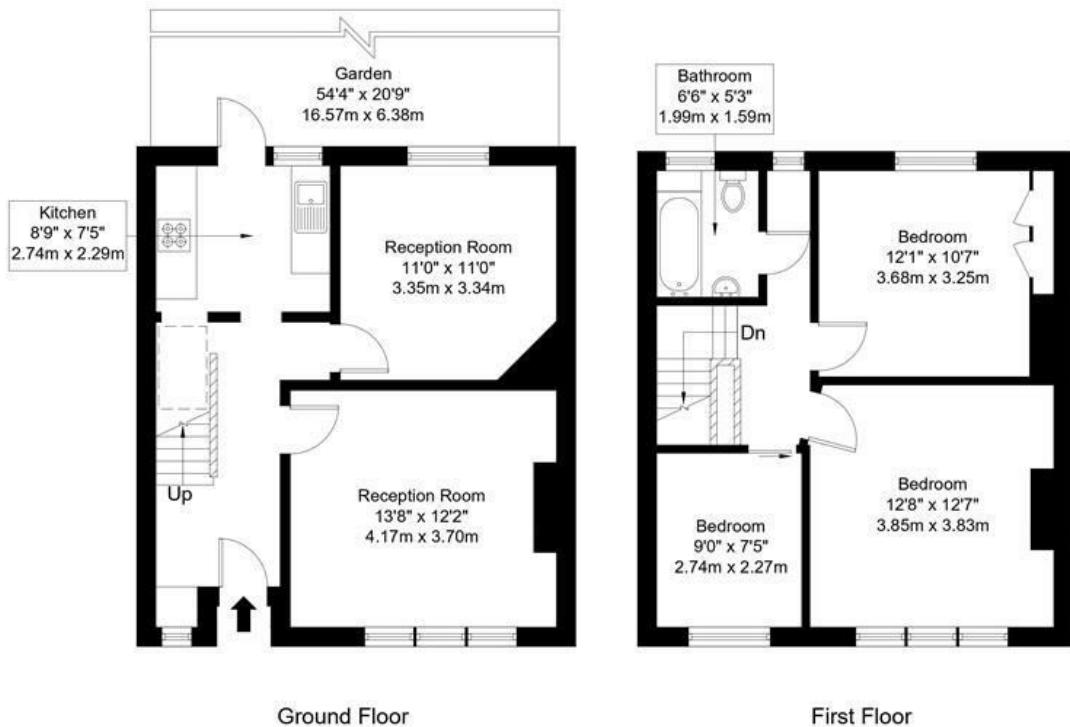
Directions

Directly off Upper Clapton Road (A107)



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Approx Gross Internal Area = 89.39 sq m / 962 sq ft



Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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