



## Berkeley Road, Manor Park, E12

**A MUST LOOK.....EXCELLENT CONDITION, F/F BATH/WC**

We are pleased to offer for sale, this very good condition three bedroom mid terrace house, situated in prime location of Manor Park within ten minutes' walk to Manor Park station & local shopping and transport facilities. Benefiting from; two receptions, large fitted kitchen, ground floor bathroom, first floor WC, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

## Offers in Excess

# £389,995

 freehold



**Entrance:-** Via front garden leading to front door, to:-

**Further internal hallway leading to**

**Reception One: 12'8' x 11'5'**  
Double glazed bay window to front aspect, laminating flooring, high ceilings, radiator and power points to remain

**Reception Two: 11'5' x 9'1'**  
Double glazed window to rear aspect, laminated flooring, radiator and power points to remain

**Kitchen: 9'5' x 8'7''1**  
Large spacious kitchen with laminated flooring, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, plumbing for washing machine, double glazed window to side aspect and double glazed door to rear garden.

**Bathroom:**  
Three piece suite, comprising of low flush WC, bath with side panel taps, pedestal sink with taps, fully tiled and laminate flooring.



**First Floor Landing**  
Access to loft, doors to

**Bedroom One: 13'3 x 11'1**  
Two large double glazed window to the front aspect, radiator and laminating flooring to remain.

**Bedroom two: 11' 1'x 8'9'**  
Large room, radiator, double-glazed window to the rear aspect and laminating flooring to remain.

**Bedroom Three: 9'34' x 7'8'**  
Double-glazed window to the rear aspect, radiator and laminate flooring to remain

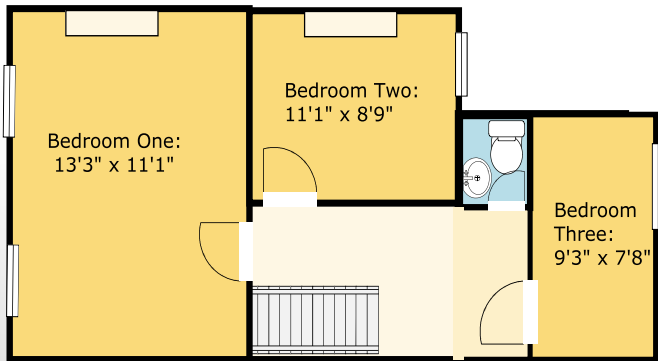
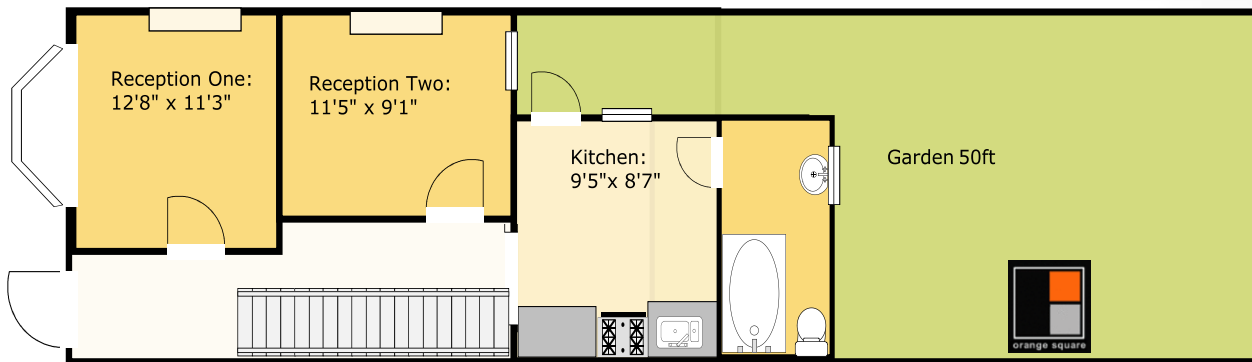
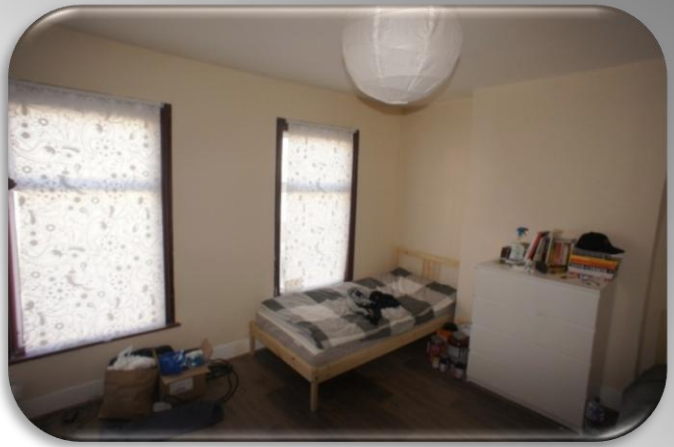
**Bathroom:**  
WC, pedestal sink with taps, part tiled and laminate flooring to remain.

**Rear Garden 50 ft**  
With lawn, borders, patio and shed



**Misrepresentation Act 1991**

Orange Square for themselves and for the Vendors of Lessees of this property whose agents they are given notice that All descriptions, drawings, references to condition and necessary permissions for use and occupation and other details are given without responsibility Any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation These particulars are produced in good faith and set out as a general guide only and do not constitute any part of any offer or contract No person in the employment of Orange Square has any authority to make or give representation or warranty whatever in relation to this property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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