



Tom Nolan Close, London, E15 3AU

Offers in excess of £375,000

Sandra Davidson are pleased to offer this three bedroom house situated in a good location within walking distance of Abbey Road DLR and West Ham underground stations, local shops and amenities. The property benefits from three bedrooms, lounge, fitted kitchen, no chain, a rear garden, a detached garage and would be ideal for a first time buyer looking to get a foot on the property ladder or an investor looking for a good investment. This property can only be appreciated by an internal inspection. The property comprises:-

- Three Bedrooms
- Family Bathroom
- Large Open Plan Lounge
- Detached Garage
- Rear Garden
- Close to DLR and Underground Stations
- Chain Free
- Gas Central Heating
- Quiet Cul-De Sac Location





ENTRANCE

Via partly glazed door into:-

LOUNGE 6.98m max x 4.68m max (22'11" max x 15'4" max)

Single glazed wooden frame window to front, partly glazed wooden door to rear leading to garden, fitted carpet, carpeted stairs leading up to first floor, under stair storage, door to:-

KITCHEN 2.58m x 2.37m (8'6" x 7'9")

Fitted wall and base units, work surface, one and a half bowl sink with drainer unit, plumbing for washing machine, single glazed wooden framed window to rear, light, vinyl flooring.

FIRSTFLOOR LANDING

Fitted carpet, access to loft space, fitted storage housing water tank.

BEDROOM ONE 3.55m x 2.53m (11'8" x 8'4")

Single glazed wooden framed window to front with radiator under, fitted carpet, light.

BEDROOM TWO 3.24m x 2.87m (10'8" x 9'5")

Single glazed wooden framed window to rear with radiator under, fitted carpet, light.

BEDROOM THREE 2.35m x 2.10m (7'9" x 6'11")

Single glazed wooden framed window to front with radiator under, fitted carpet, light.

FAMILY BATHROOM 2.00m x 1.66m (6'7" x 5'5")

Suite comprising panelled bathtub with shower attachment, pedestal hand was basin, w.c, opaque window to rear, tiled floor, partly tiled walls, radiator, wall mounted mirrored medicine cabinet.

EXTERIOR

The rear garden is approximately 35' with paved patio area and remainder laid lawn, personal side access to detached garage.

To the front of the property is a front garden.

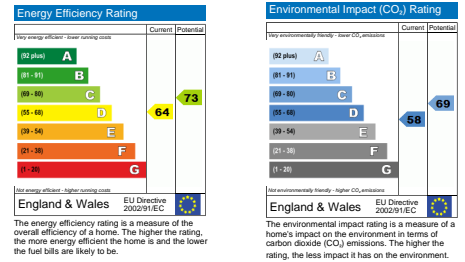
DETACHED GARAGE

With up and over door, power and lighting.

Energy Performance Certificate

6, Tom Nolan Close
LONDON
E15 3AU
Dwelling type: Semi-detached house
Date of assessment: 8 April 2009
Date of certificate: 8 April 2009
Reference number: 0485-6050-6274-6501-4074
Total floor area: 67 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	311 kWh/m ² per year	229 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.5 tonnes per year
Lighting	£47 per year	£34 per year
Heating	£455 per year	£361 per year
Hot water	£131 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

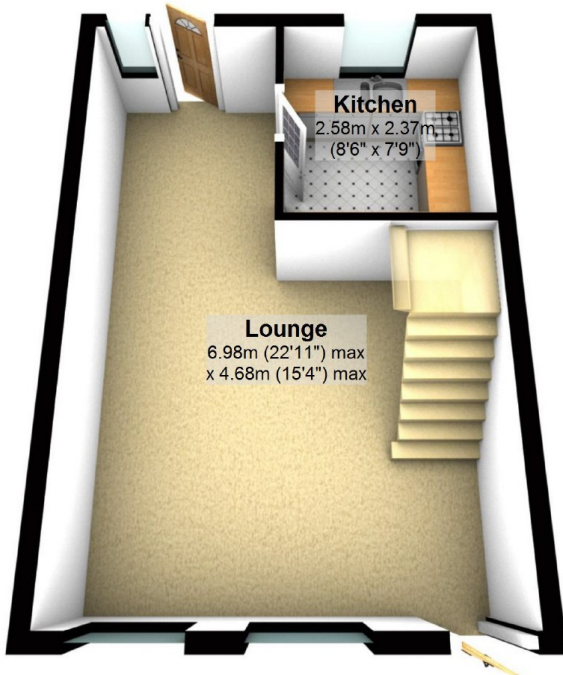
To see how this home can achieve its potential rating please see the recommended measures.





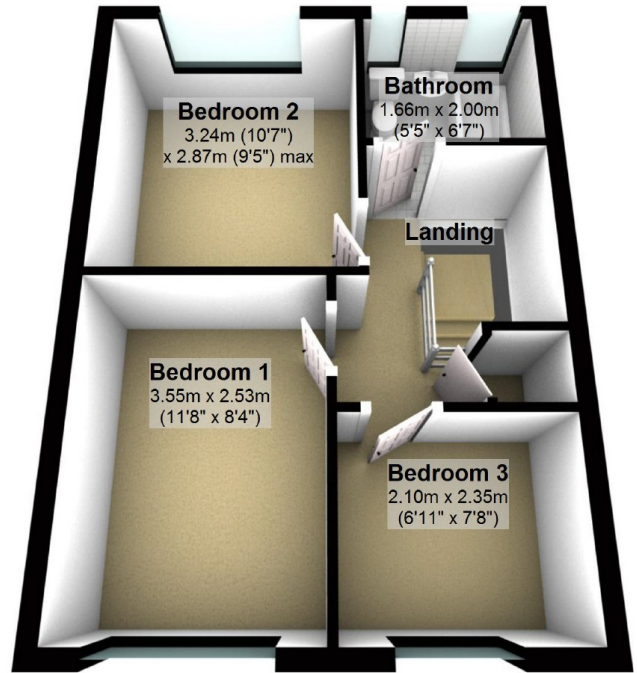
Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.