PAYNE & Co

020 8518 3000

www.payneandco.co.uk

Jersey Road, ILFORD

Offers in Region of £450,000

ILFORD LANE LOCATION!! Payne & Co are pleased to offer this three bedroom, mid terraced house which is conveniently located for Ilford Lane's vibrant shopping facilities. The property requires modernisation and we feel this has been reflected in the asking price. Benefits include three bedrooms, two receptions, kitchen, ground floor WC, first floor bathroom, off street parking and rear garden. Additionally, this existing house comes with planning permission for impressive improvements, including a single-storey rear extension and a loft conversion with a rear dormer. The loft conversion will incorporate a Juliette balcony, adding significant value and potential to the property. An early viewing is essential to avoid disappointment.

- THREE BEDROOMS
- TWO RECEPTIONS
- PLANNING PERMISSION GRANTED FOR LOFT AND REAR EXTENSIONS
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - G

The Property Ombudsman
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THE GUILD PROPERTY PROFESSIONALS
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GROUND FLOOR

ENTRANCE
Via main front door to hallway.

HALLWAY
Stairs to first floor.

RECEPTION ONE

12' 5" x 14' 5" (3.78m x 4.39m)
Double glazed bay window to front, laminate flooring, feature fireplace, picture rail, coving to ceiling, ceiling rose.

RECEPTION TWO

13' 8" x 16' (4.17m x 4.88m)
Electric heater, under stairs storage cupboard, further dresser cupboard, feature fireplace, door to kitchen, double glazed sliding doors to rear garden.

KITCHEN

8' 5" x 8' 6" (2.57m x 2.59m)
Base unit housing stainless steel sink and drainer, wall mounted boiler, doors to ground floor WC and pantry cupboard, double glazed door to rear garden.

GROUND FLOOR WC
Low flush WC.

FIRST FLOOR

FIRST FLOOR BATHROOM

Skylight window, panelled bath, pedestal wash basin.

BEDROOM ONE
Unmeasured at the time of our inspection.

BEDROOM TWO

9' x 10' 11" (2.74m x 3.33m)
Double glazed window to rear.

BEDROOM THREE
Unmeasured at the time of our inspection.

EXTERIOR

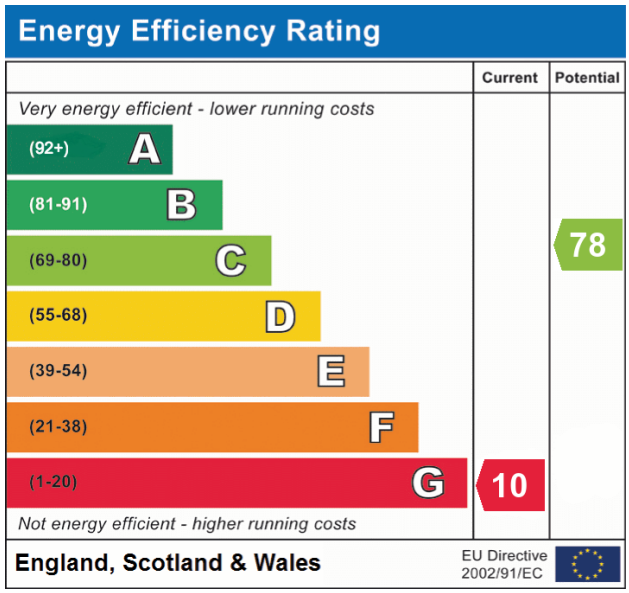
FRONT GARDEN
Block paved providing off street parking.

REAR GARDEN

Unmeasured at the time of our inspection and thought to be in the region of 30ft. Decked area, flower and shrub borders.

AGENTS NOTE
As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

EPC



What's Next?
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer
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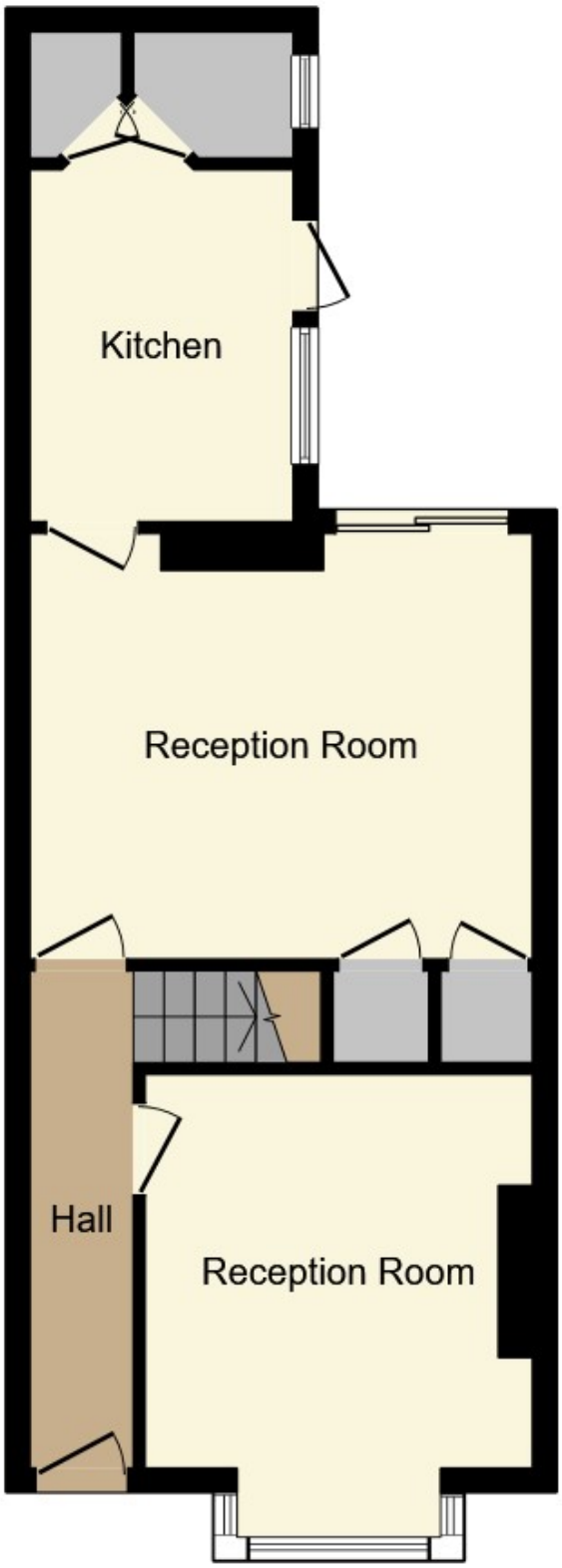
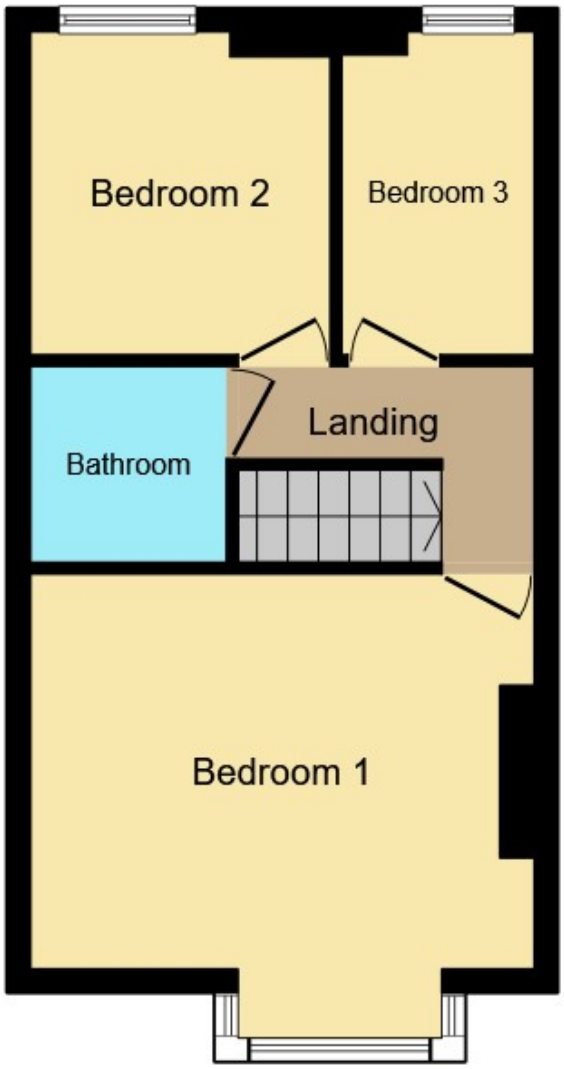
Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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