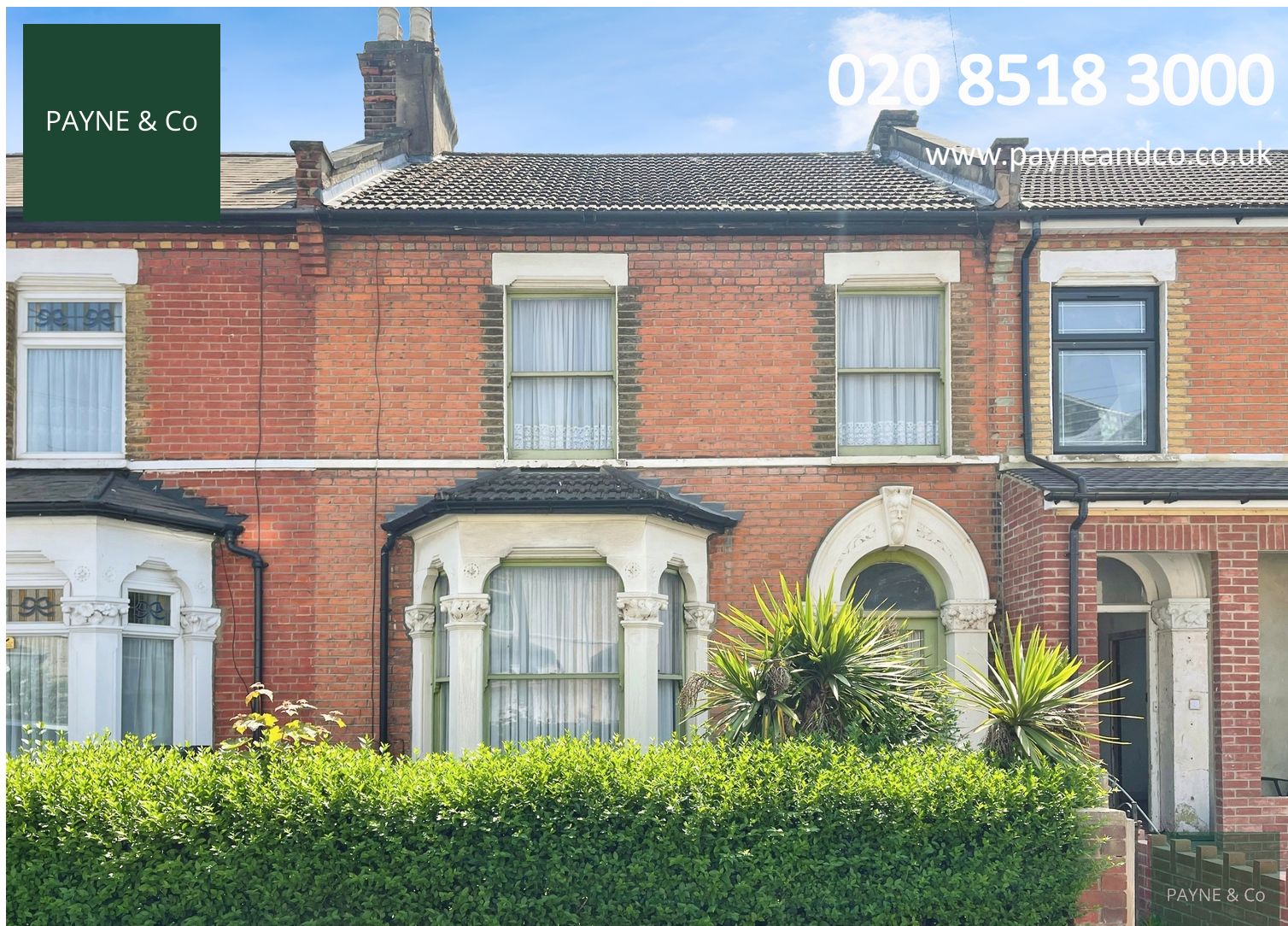


PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Bedford Road, ILFORD, IG1 1EJ

Freehold

£485,000



3



2



2



D

Council Tax: Band D  
Redbridge

Payne & Co are pleased to offer for sale: A terraced house with a lot of potential. This Victorian property features a distinctive brick front and needs renovation, presenting an excellent opportunity for those willing to undertake a project. The property currently houses three bedrooms and a bathroom on the first floor. There are also two reception rooms, with the primary one boasting a fireplace and a bay window overlooking the front. A kitchen and a convenient ground floor WC are also included. The property offers the potential for extensions, subject to planning permission. The location is an added benefit, with public transport links, nearby schools, and local amenities all within proximity. Nestled just off Ilford Lane, it's ideal for first-time buyers, investors, and families. The property requires modernisation, but with no onward chain, it's a blank canvas ready for a new start.

- Three spacious bedrooms
- No onward chain
- Potential to extend subject to planning permission
- Requires modernisation

- Two reception rooms
- Terraced house
- Ground floor WC
- Located off Ilford Lane





GROUND FLOOR

- Hallway
- Reception One: 14' x 12' 7" plus bay (4.27m x 3.84m)
- Reception Two: 11' 9" plus recess x 12' 2" (3.58m x 3.71m)
- Kitchen: 8' x 8' 7" (2.44m x 2.62m)
- Lobby
- Ground Floor WC



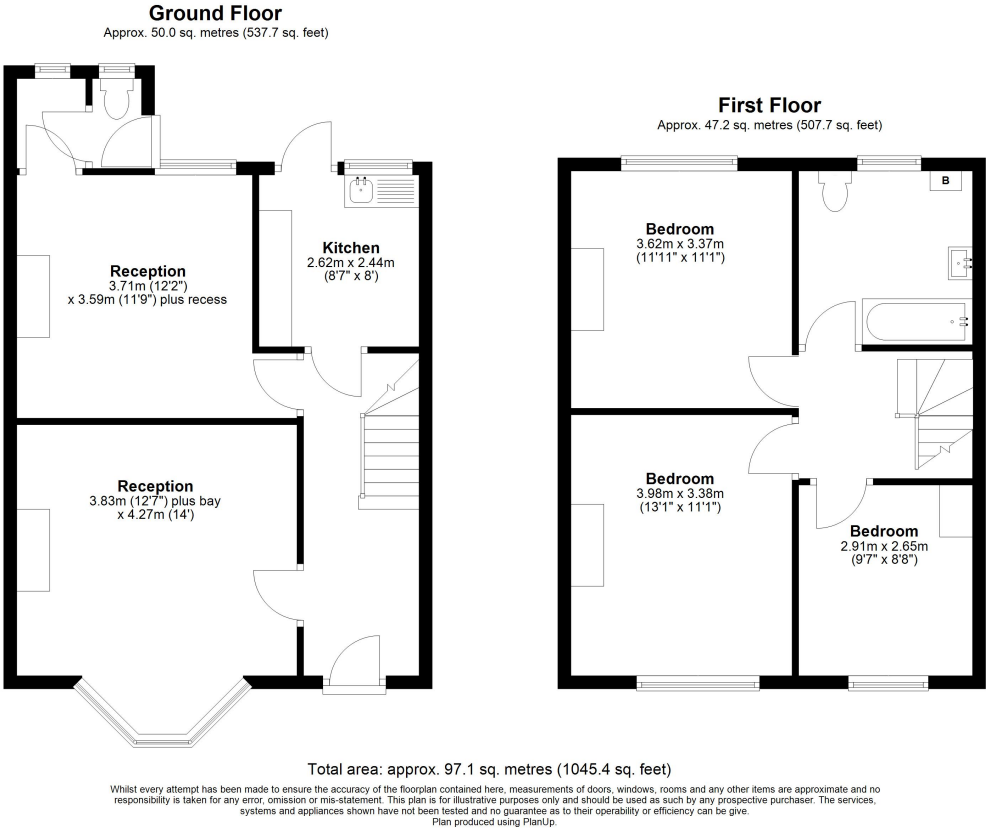
FIRST FLOOR

- Bedroom One: 11' 1" x 13' 1" (3.38m x 3.99m)
- Bedroom Two: 11' 1" x 11' 11" (3.38m x 3.63m)
- Bedroom Three: 8' 8" x 9' 7" (2.64m x 2.92m)
- First Floor Bathroom/WC



EXTERIOR

Rear Garden



020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk  
151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94+)	65	87
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
(55-68)	65	87
<b>C</b>		
(39-54)		
<b>D</b>		
(21-38)	65	87
<b>E</b>		
(11-20)		
<b>F</b>	65	87
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		