

PAYNE & Co

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Mortlake Road, ILFORD, IG1 2TD

Freehold

Guide Price £500,000



Council Tax: Band C
Redbridge

Guide Price: £500,000 - £550,000. Payne & Co are pleased to offer this neutrally decorated terraced house for sale. Situated off Ilford Lane and Gordon Road, this property has been recently refurbished, enhancing its appeal. Ideal for families or investors, this house boasts a recently refurbished kitchen, equipped with integrated appliances, and a newly refurbished bathroom featuring a heated towel rail, tiled walls and floor. The property comprises three bedrooms, a bathroom, two reception rooms, and a modern fitted kitchen. One of the reception rooms provides access to a garden, perfect for enjoying the outdoors. The location is another strong point for this property. It is in close proximity to local amenities and nearby parks, making it convenient for daily activities and leisure. This house, with its unique features and ideal location, presents a fantastic opportunity for those seeking a blend of comfort and convenience. Its recent renovations make it a must-see for potential buyers.

- Three Bedrooms
- Recently Refurbished
- Newly Fitted Kitchen
- Two Reception Rooms
- First Floor Bathroom
- 58ft Rear Garden
- Ideal For First Time Buyers
- No Onward Chain



GROUND FLOOR

Hallway

Reception One: 11' 2" x 11' 11" into bay (3.40m x 3.63m)

Reception Two: 9' 11" x 12' (3.02m x 3.66m)

Kitchen: 7' 6" x 17' 7" (2.29m x 5.36m)

FIRST FLOOR

Bedroom One: 11' 2" x 11' 11" into bay(3.40m x 3.63m)

Bedroom Two: 10' 3" x 12' 1" (3.12m x 3.68m)

Bedroom Three: 5' 5" x 7' 5" (1.65m x 2.26m)

First Floor Bathroom/WC

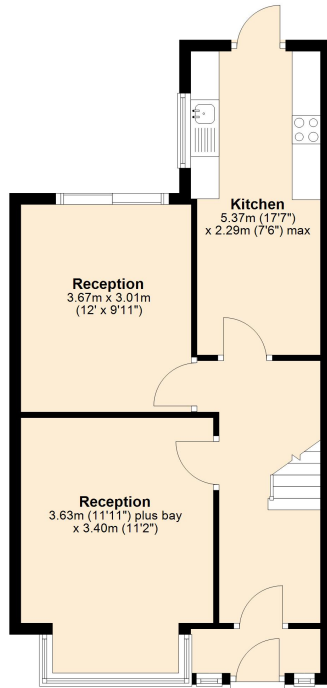
EXTERIOR

Rear Garden: 58' (17.68m)



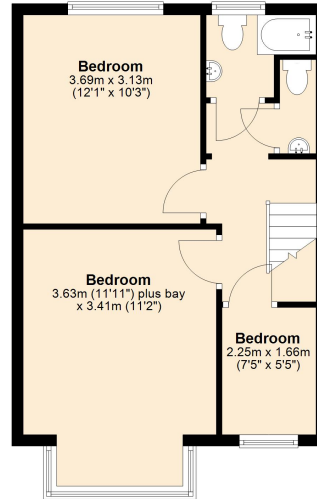
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 87.6 sq. metres (942.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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- 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		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(94+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			<small>EU Directive 2002/91/EC</small>

