



Jersey Road, ILFORD

£475,000

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

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


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

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 10 | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

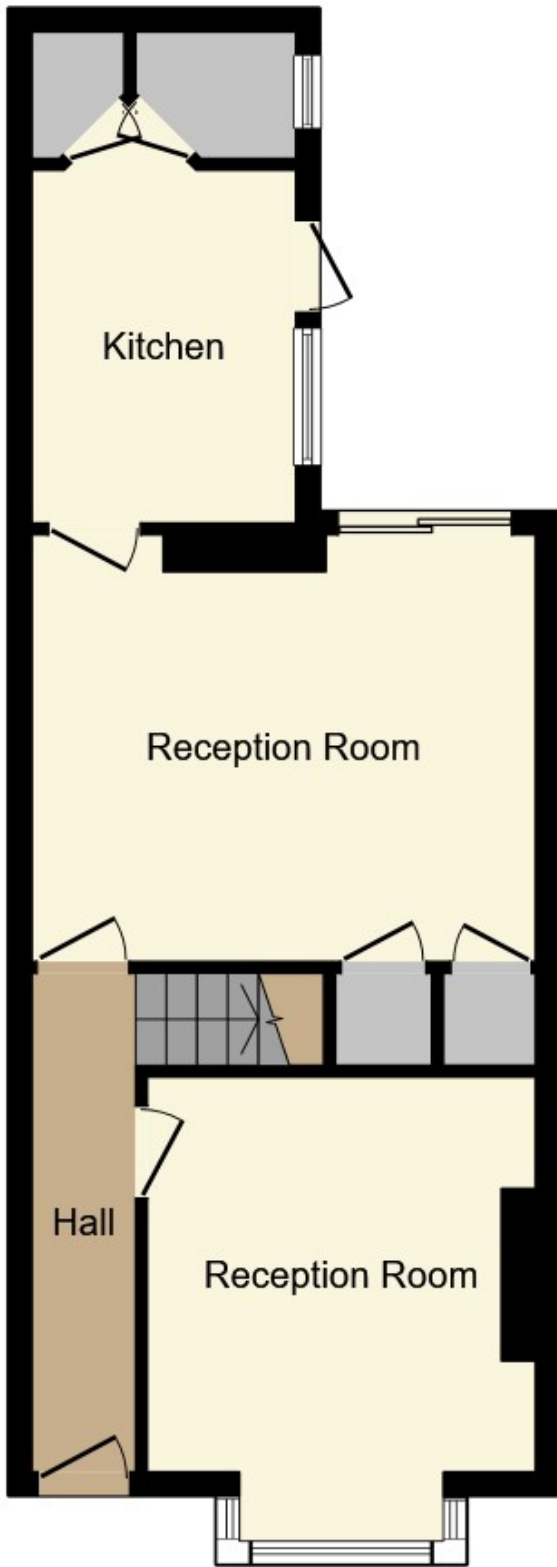
What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

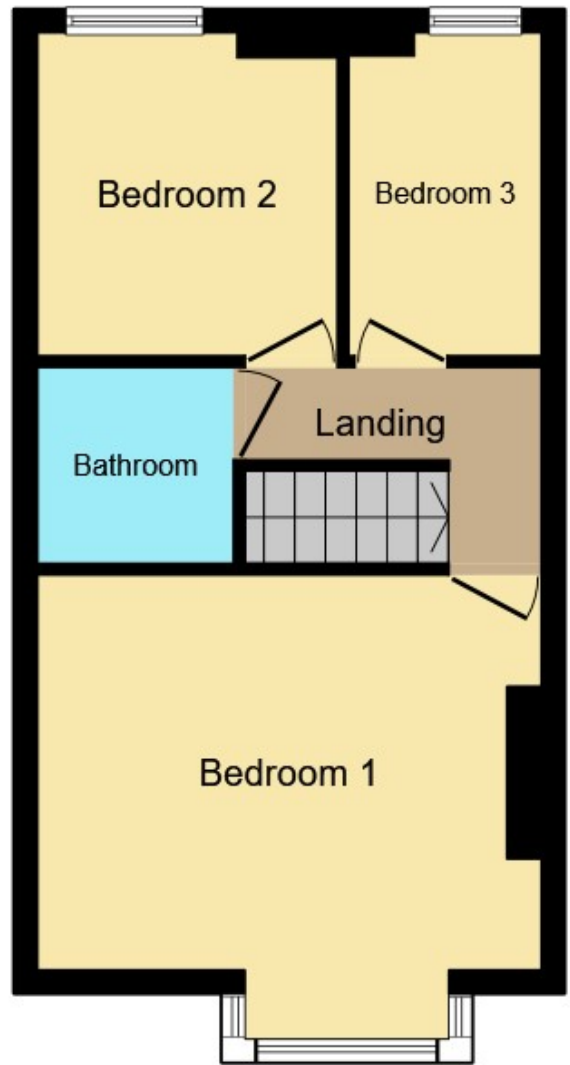
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Ground Floor



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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