



Khartoum Road, ILFORD, IG1 2NP
£350,000

Freehold



Council Tax: Band C
 Redbridge

Payne & Co are pleased to offer for sale is this end of terrace property. Awaiting a buyer with a vision, this property is in need of modernisation, making it an excellent opportunity for first-time buyers or those looking to put their own stamp on a home. The accommodation comprises two bedrooms, a first floor bathroom, a kitchen, and a living room which offers separate access to the garden. Don't miss out on this opportunity to create your dream home, please call our sales team for an appointment to view today!



- Two Bedrooms
- First Floor Bathroom/WC
- Side Access
- Modernisation Required
- End of Terrace House
- Off Street Parking
- No Onward Chain
- Ideal Location

GROUND FLOOR

Hallway

Kitchen: 6' 6" x 11' 4" (1.98m x 3.45m)

Reception: 12' 7" x 17' 1" (3.84m x 5.21m)

FIRST FLOOR

Bedroom One: 12' 7" x 7' 9" (3.84m x 2.36m)

Bedroom Two: 12' 7" x 11' 4" (3.84m x 3.45m)

First Floor Bathroom/WC

EXTERIOR

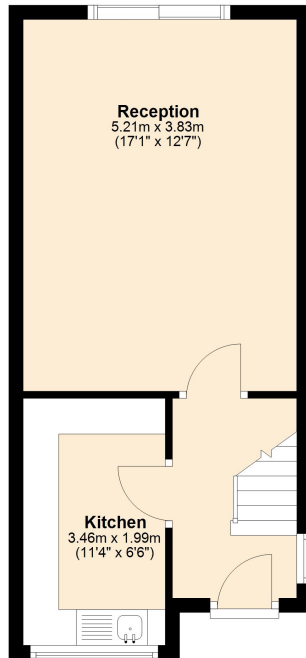
Off Street Parking

Rear Garden



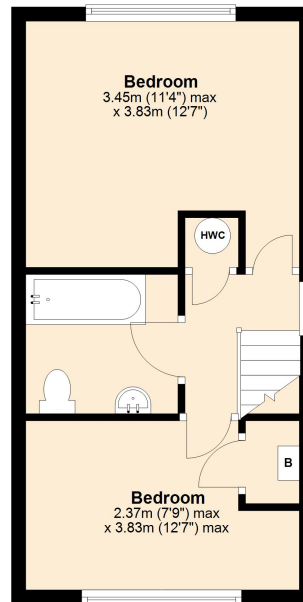
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 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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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		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			