

PAYNE & Co

020 8518 3000

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Mortlake Road, ILFORD, IG1 2TB

Freehold

Guide Price £400,000



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Council Tax: Band C
Redbridge

Guide Price: £400,000 - £425,000. Presenting a terraced house for sale, offering an exceptional opportunity for families or investors looking for a property with potential. This house requires modernisation, allowing the new owners to imprint their style and create a dream home. The property boasts of three bedrooms, a bathroom located on the first floor, a kitchen, and two reception rooms, perfect for both relaxation and entertainment. Nestled between Ilford Lane and Sunnyside Road, this house boasts an approximately 43ft garden, a treat for gardening enthusiasts or those seeking an outdoor space. The location is ideal with nearby schools, local amenities, and parks, ensuring that all necessities are within reach. There is no doubt that with a bit of love and modernisation, this house can be transformed into a warm and inviting home. An opportunity not to be missed!

- Three Bedrooms
- Ground floor WC
- Opportunity for Modernisation
- 43ft Garden

- Two Receptions
- First Floor Bathroom/WC
- Great Investment Potential
- Ideal For First Time Buyers



GROUND FLOOR

Hallway
Reception One: 11' 9" x 11' 7" into bay (3.58m x 3.53m)
Reception Two: 9' 11" x 11' 6" into bay (3.02m x 3.51m)
Kitchen: 6' 10" x 8' 6" (2.08m x 2.59m)
Lean-To; 8' x 17' 6" (2.44m x 5.33m)
Ground Floor WC



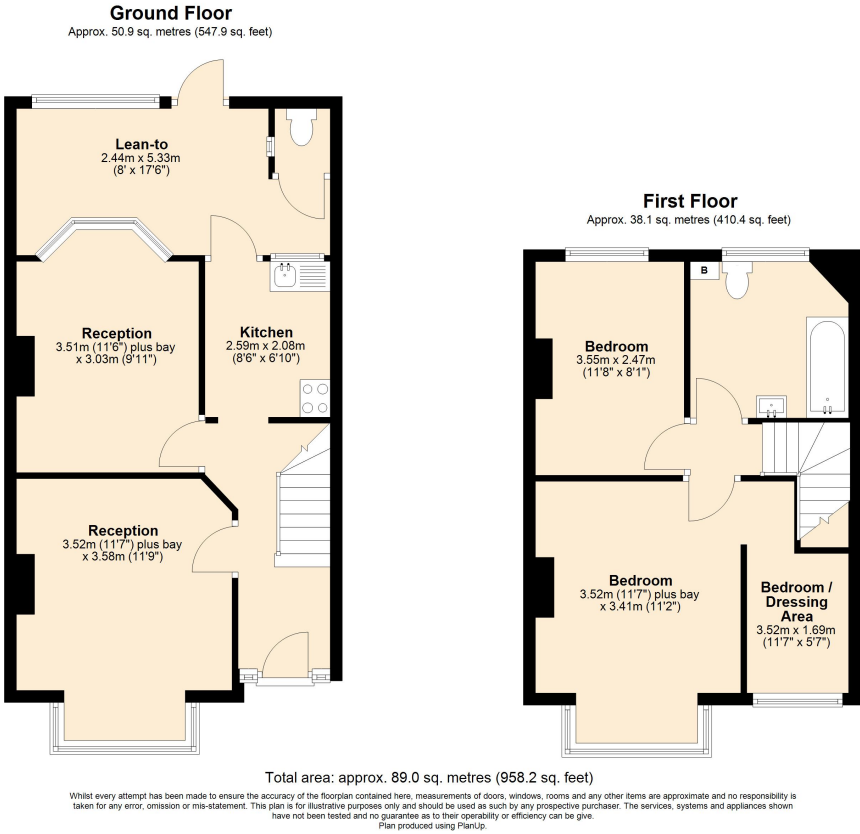
FIRST FLOOR

Bedroom One: 11' 2" x 11' 7" (3.40m x 3.53m)
Bedroom Two: 8' 1" x 11' 8" (2.46m x 3.56m)
Bedroom Three/Dressing Room: 5' 7" x 11' 7" (1.70m x 3.53m)
First Floor Bathroom/WC



EXTERIOR

Rear Garden: Approximately 43'



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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			
(92+)	A		82
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

