

PAYNE & Co

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Richmond Road, ILFORD, IG1 1JT  
£450,000

Freehold



Council Tax: Band D  
Redbridge

This terraced house, located off Ilford Lane, presents an excellent opportunity for both first-time buyers and investors. The property is listed for sale and is in need of modernisation. The house comprises of three bedrooms and one bathroom, which is conveniently located on the first floor. In addition, there are two reception rooms, providing ample space for relaxation and entertainment. The property also features a kitchen where you can whip up your meals. An added bonus is that there is no onward chain. This property is an excellent investment opportunity that should not be missed.

- Three Bedrooms
- Two Receptions
- First Floor Bathroom/WC
- Terraced House
- Basement
- No Onward Chain



## GROUND FLOOR

### Hallway

Basement: 4' 7" x 16' 9" (1.40m x 5.11m)

Reception One: 11' 1" into bay x 11' 4" (3.38m x 3.45m)

Reception Two: 11' x 11' 11" (3.35m x 3.63m)

Kitchen: 9' 4" x 9' 5" (2.84m x 2.87m)

## FIRST FLOOR

Bedroom One: 15' 3" x 11' 1" (4.65m x 3.38m)

Bedroom Two: 9' 5" x 11' 1" (2.87m x 3.38m)

Bedroom Three: 9' 7" x 6' 7" (2.92m x 2.01m)

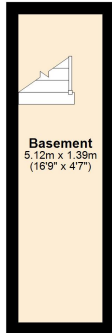
First Floor Bathroom/WC

## EXTERIOR

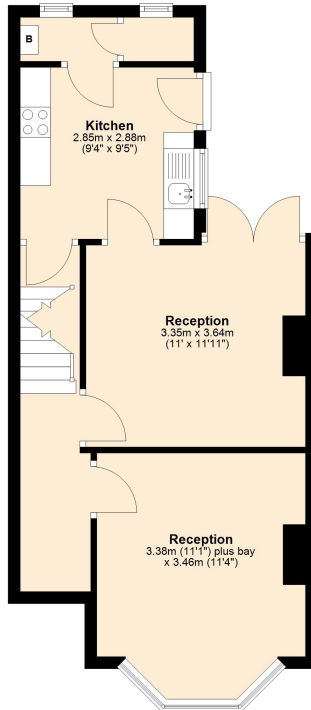
Rear Garden



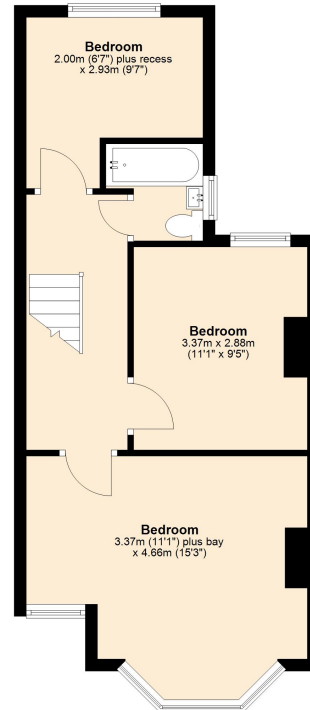
**Basement**  
Approx. 7.1 sq. metres (76.6 sq. feet)



**Ground Floor**  
Approx. 42.4 sq. metres (456.0 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 91.9 sq. metres (989.7 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
Very energy efficient - lower running costs			
(94+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			