



Mansfield Road, ILFORD

For sale, a neutrally decorated end of terrace property that is a perfect opportunity for first-time buyers or investors. This bijou cottage boasts two bedrooms, a ground floor bathroom, and a fitted kitchen equipped with dining space. The property also benefits from a living room that is ideal for entertaining or relaxing. The property benefits from off-street parking and a private rear garden. The property, which is freehold, is conveniently located for Ilford station with its Elizabeth line links, schools, local amenities, and Valentines Park within proximity. With its excellent features and prime location, this property is a fantastic investment opportunity. Please call our sales team for an appointment to view today.

Offers Over £425,000

- BIJOU COTTAGE
- TWO BEDROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via own front door to lounge.

LOUNGE

Double glazed bay window to front with security shutters, two radiators, stairs leading to first floor, spotlight to ceiling, wall mounted thermostat, wall mounted alarm panel.



KITCHEN DINER

Double glazed window to rear with security shutters, tiled floor, radiator, stainless steel sink with drainer and mixer tap, filter water tap, range of eye and base units with rolled edge worktops, integrated dishwasher, plumbing for washing machine, cupboard housing wall mounted boiler, electric oven, gas hob, extractor fan over, integrated fridge freezer, tiled splash backs, double glazed door to garden.



GROUND FLOOR BATHROOM/WC

Double glazed opaque window to side, tiled floor and walls, tiled paneled bath with mixer tap and shower attachment over, wall mounted basin with mixer tap, low flush WC, chrome towel rail, storage cupboard, mirrored cabinet.



FIRST FLOOR

BEDROOM ONE

Two double glazed windows to front, two radiators, wood style flooring.



BEDROOM TWO

Double glazed window to rear with security shutters, radiator, wood style flooring, storage cupboard.



EXTERIOR

FRONT GARDEN

Providing off street parking for one car.

REAR GARDEN

Low maintained rear garden, approx. 38'. Crazy paved patio, side gate, access via Wycliffe House, security light, water tap.



TIMBER SUMMER HOUSE

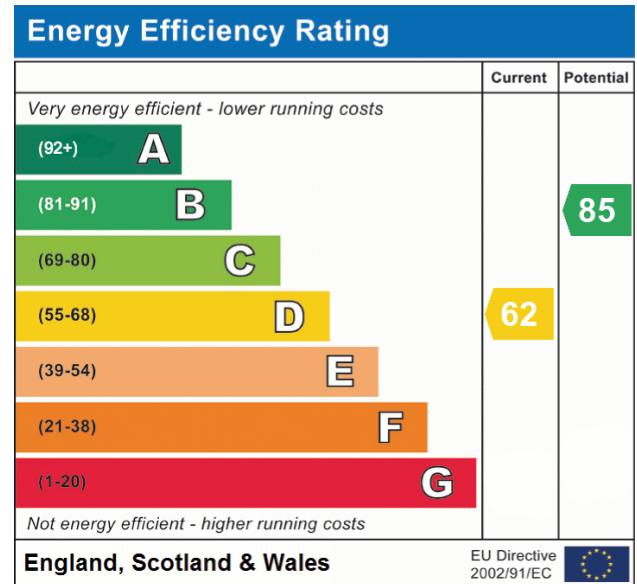
13' 9" x 10' 11" (4.19m x 3.33m)

Ideal for an home office, gym or additional storage. Double glazed door, two double glazed windows to front, security shutters, fuse board, power and lighting, laminate style flooring, storage cupboards.

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



What's Next?

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

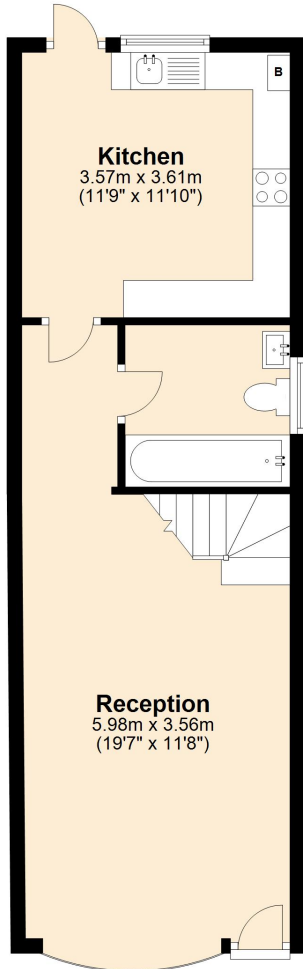
Disclaimer

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

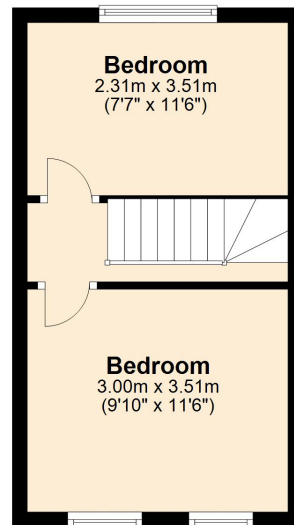
Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)