



Wisteria Close, ILFORD

GREAT FIRST TIME BUY!! Guide price £379,000 - £400,000. This two bedroom, modern build terraced house is located in a cul-de-sac off Ilford Lane and benefits from double glazing, gas central heating, lounge, modern fitted kitchen, two bedrooms, first floor bathroom/WC, off street parking and private rear garden. Conveniently located for Barking mainline station, Ilford town centre and mainline station with its Elizabeth Line transport links. Please call our Ilford sales team for an appointment to view.

Guide Price £379,000

- MODERN BUILD
- TWO BEDROOMS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed door to hallway.

HALLWAY

Laminate flooring, single radiator, wall mounted thermostat control, power points, coving to ceiling.



KITCHEN

6' 2" x 10' 2" (1.88m x 3.10m)

Double glazed picture and casement window to front, single radiator, range of eye and base units with rolled edge worktops, electric oven, gas hob, stainless steel splashback, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, extractor hood, wall mounted combination boiler.



LOUNGE

12' 9" narrowing to 9' 4" x 17' 5" (3.89m x 5.31m)

Double glazed casement window to rear, laminate flooring, single radiator, double radiator, power points, cupboard under stairs, double glazed double doors to garden.



FIRST FLOOR

BEDROOM ONE

9' 3" x 12' 9" (2.82m x 3.89m)

Double glazed picture and casement window to front, laminate flooring, double radiator, power points, cupboard over stairs.



BEDROOM TWO

10' 1" x 12' 9" to alcove (3.07m x 3.89m)

Double glazed picture and casement window to rear, laminate flooring, single radiator, power points, fitted wardrobe with sliding mirror doors.

FIRST FLOOR BATHROOM/WC

Tiled floor and walls, radiator, close coupled WC, pedestal basin with mixer tap, panelled spa bath with mixer tap, shower attachment and screen, LED spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

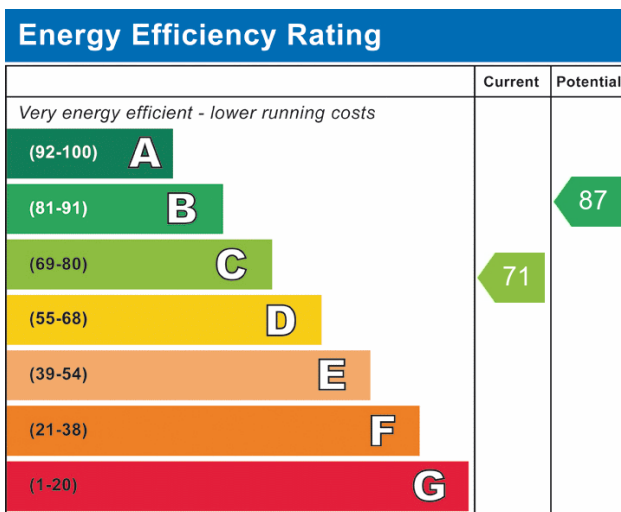
Patio area, remainder to lawn.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

EPC

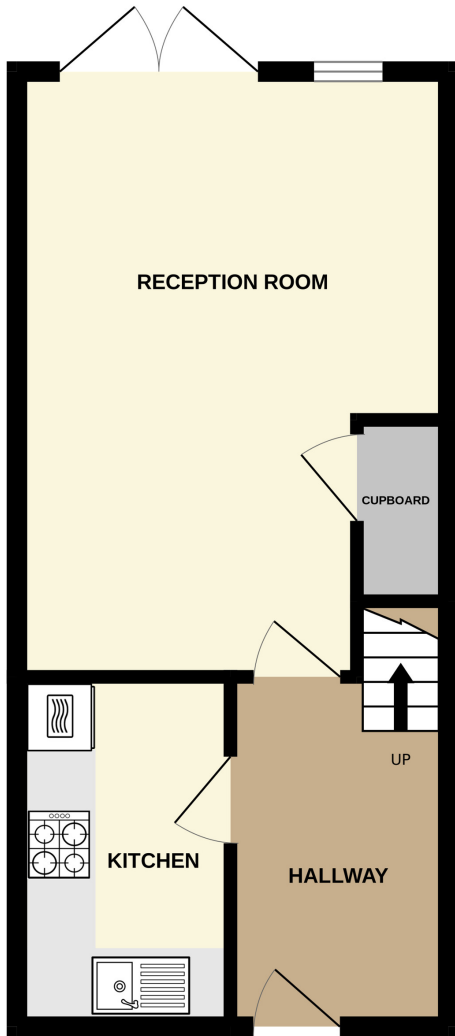


Disclaimer

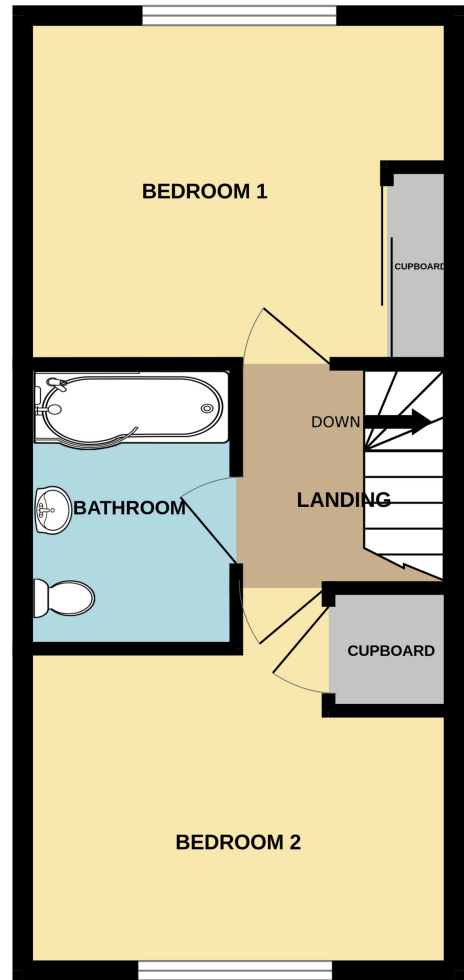
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GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

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.
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