

PAYNE & Co

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Francis Avenue, ILFORD, IG1 1TT
Offers in Region of £400,000

Freehold



Council Tax: Band C
Redbridge

New to the market is this two-bedroom terraced house situated in a highly sought after part of Ilford. The property features one well-appointed reception room, a functional modern kitchen, two spacious bedrooms and a bathroom. One of the unique features of this property is its charming garden, offering a tranquil space for relaxation. This house truly represents a fantastic investment opportunity or a lovely first home. The property is within close proximity to local amenities, Ilford town centre and schools. This is an excellent choice for first-time buyers and investors alike, an opportunity not to be missed.

- Chain Free
- Recently Refurbished
- Terraced house

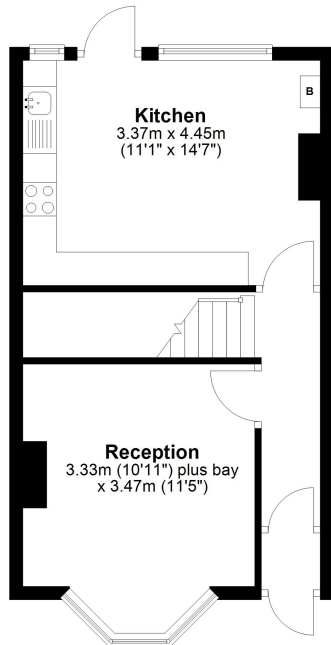
- First Floor Bathroom
- Freehold
- Close proximity to Ilford town centre





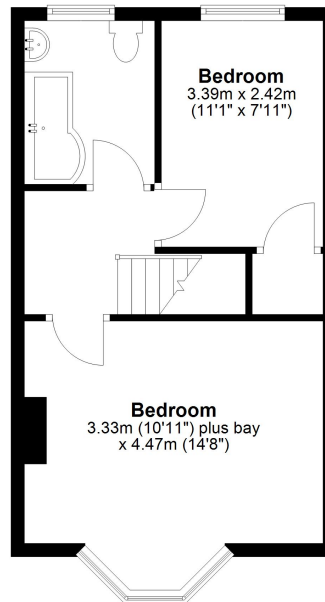
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.3 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+)	A	90
(81-91)	B	
(69-80)	C	69
(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		