



Melbourne Road, ILFORD

COMMONWEALTH ESTATE!! This four bedroom, end of terrace house requires modernisation and would be ideal for someone looking to put their own stamp to a property. Benefits include four bedrooms, two receptions, cellar, kitchen, four first floor bedrooms, first floor bathroom/WC, off street parking and 80' rear garden with outside WC. Ideally located for Valentines Park, local schools, Gants Hill underground station, Ilford town centre and mainline station. Please call our Ilford office for more information and an appointment to view.

Offers Over £575,000

- FOUR BEDROOMS
- TWO RECEPTIONS
- 80' REAR GARDEN
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D

GROUND FLOOR

ENTRANCE

Via front door to hallway.

HALLWAY

Radiator, access to cellar.

CELLAR

5' x 22' (1.52m x 6.71m)

THROUGH LOUNGE

11' 6" narrowing to 9' 6" x 25' 5" (3.51m x 7.75m)

Double glazed bay window to front, two radiators, double glazed window to rear.



RECEPTION TWO

11' 7" x 14' 9" (3.53m x 4.50m)

Double glazed bay window to side, radiator, storage cupboard.



KITCHEN

8' 3" narrowing to 5' 2" x 9' 9" (2.51m x 2.97m)

Double glazed windows to side and rear, range of eye and base units, sink unit, double glazed door to garden.



FIRST FLOOR

LANDING

Radiator, access to loft.

BEDROOM ONE

14' to bay x 15' 7" (4.27m x 4.75m)

Double glazed bay window and further window to front, radiator.



BEDROOM TWO

9' 9" x 11' (2.97m x 3.35m)

Double glazed window to rear, radiator.



BEDROOM THREE

9' 7" x 10' (2.92m x 3.05m)

Double glazed window to rear, radiator, cupboard housing boiler.



BEDROOM FOUR

7' narrowing 5' 8" x 9' (2.13m x 2.74m)

Double glazed window to side, radiator.

FIRST FLOOR BATHROOM/WC

Double glazed window to side, tiled walls, vinyl flooring, panelled bath, low flush WC pedestal basin.



EXTERIOR

FRONT GARDEN

Providing off street parking, pedestrian side access.

REAR GARDEN

Approximately 80' mainly laid to lawn, shrub borders, mature trees, access to outside WC.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

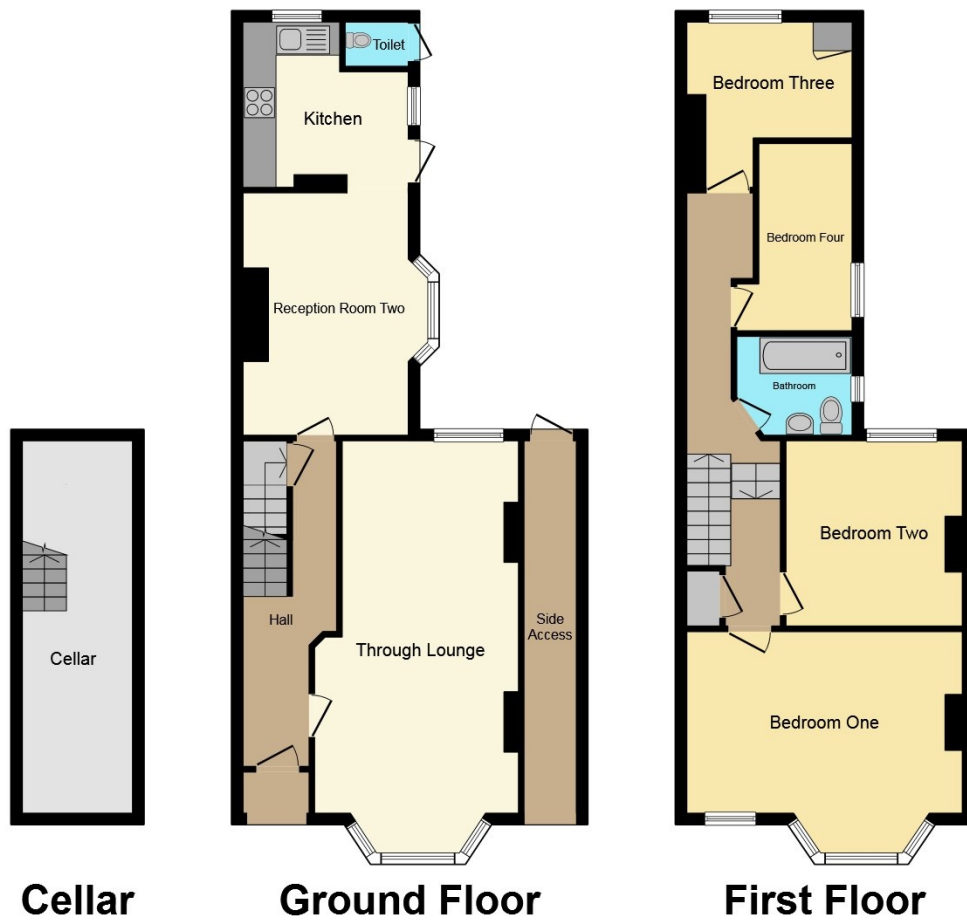
What's Next?

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

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: 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 ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.