



Mortlake Road, ILFORD, IG1 2TB

Freehold

Offers in Region of £440,000



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Council Tax: Band C  
Redbridge

Presenting a terraced house for sale, offering an exceptional opportunity for families or investors looking for a property with potential. This house requires modernisation, allowing the new owners to imprint their style and create a dream home. The property boasts of three bedrooms, a bathroom located on the first floor, a kitchen, and two reception rooms, perfect for both relaxation and entertainment. Nestled between Ilford Lane and Sunnyside Road, this house boasts an approximately 43ft garden, a treat for gardening enthusiasts or those seeking an outdoor space. The location is ideal with nearby schools, local amenities, and parks, ensuring that all necessities are within reach. There is no doubt that with a bit of love and modernisation, this house can be transformed into a warm and inviting home. An opportunity not to be missed!

- Three Bedrooms
- Ground floor WC
- Opportunity for Modernisation
- 43ft Garden

- Two Receptions
- First Floor Bathroom/WC
- Great Investment Potential
- Ideal For First Time Buyers



**GROUND FLOOR**

- Hallway
- Reception One: 11' 9" x 11' 7" into bay (3.58m x 3.53m)
- Reception Two: 9' 11" x 11' 6" into bay (3.02m x 3.51m)
- Kitchen: 6' 10" x 8' 6" (2.08m x 2.59m)
- Lean-To; 8' x 17' 6" (2.44m x 5.33m)
- Ground Floor WC



**FIRST FLOOR**

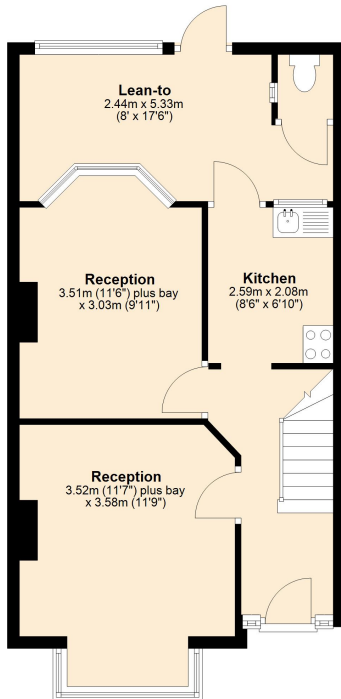
- Bedroom One: 11' 2" x 11' 7" (3.40m x 3.53m)
- Bedroom Two: 8' 1" x 11' 8" (2.46m x 3.56m)
- Bedroom Three/Dressing Room: 5' 7" x 11' 7" (1.70m x 3.53m)
- First Floor Bathroom/WC



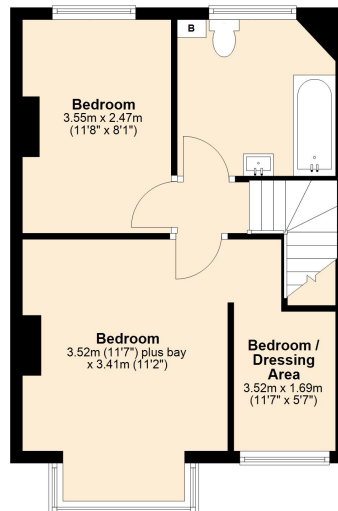
**EXTERIOR**

Rear Garden: Approximately 43'

**Ground Floor**  
Approx. 50.9 sq. metres (547.9 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	82

