

ANISTENHOMES

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**FOR SALE
FREEHOLD**

**Asking Price £429,995
Quebec Road, Ilford, Essex IG1 4TU**



For Sale - £429,995 Freehold

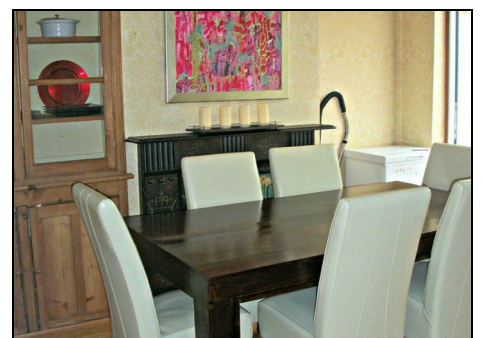
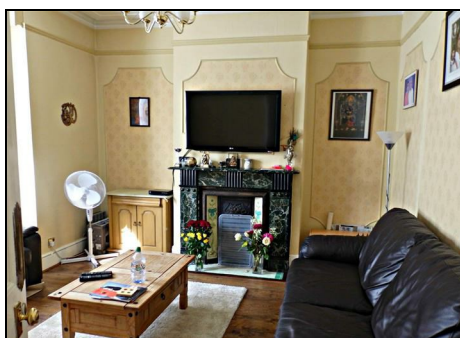
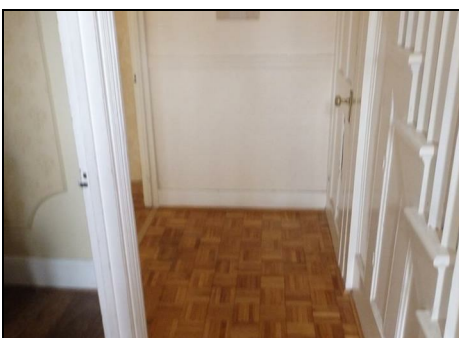
Quebec Road, Ilford, Essex IG1 4TU

**A well-presented 3 bed mid terraced family home with a large sized garden
This property benefits from a spacious front reception, fitted kitchen, diner room & conservatory to the ground floor with two double bedrooms, one single bedroom and family bathroom to the first floor.
The property is conveniently situated within walking distance to Gants Hill Underground Station & the A12 dual carriageway. Local amenities such as schools, shops are nearby.**

Surrounding Areas: Ilford, Seven Kings, Goodmayes, Chadwell Heath, Romford, Redbridge, Gants Hill, Newbury Park, Clayhall, Barkingside, Hainault, London, Essex

**Energy Efficiency Rating 52
Environmental Impact (Co2) Rating 50**

Ideal Investment opportunity- potential buyers will be buying with existing tenants rental income £1400pcm or vacant possession subject to expiry of current management contract.



Hallway

Hallway

Stairs to first floor landing, laminate flooring, central heating radiator, under stairs storage cupboard housing meters

Reception 1

14'4" x 13'3" (4.39m x 4.05m)

Bay window to front, feature fire surround, laminated flooring, single radiator

Reception 2/Diner

9'8" x 12'0" (2.97m x 3.66m)

Spacious diner with fitted wall showcase cupboards, laminated flooring, single radiator

Kitchen

7'8" x 9'3" (2.36m x 2.82m)

Fitted kitchen with cabinets and work surfaces, sink unit, built in appliances.

Conservatory

10'0" x 8'11" (3.06m x 2.73m)

Rear Extended conservatory, laminated flooring, double wooden fence doors with brown framework

Bedroom 1

12'0" x 11'5" (3.66m x 3.49m)

Bay window to rear, fitted wardrobe units, carpet flooring, single radiator

Bedroom 2

13'3" x 11'4" (4.06m x 3.47m)

Bay windows to front, carpet flooring, double radiator

Bedroom 3

8'8" x 6'5" (2.66m x 1.98m)

Bay window to front, carpet flooring, wall mounted radiator

Bathroom

9'5" x 6'1" (2.89m x 1.87m)

Window to rear, bath with , WC,, hand basin, wall mounted mirrored cabinet areas of tiling. Single central heating radiator and wall extractor fan.

Rear Garden

65'6" x 20'6" (19.97m x 6.27m)

Rear Garden Approx 65ft in length, with a mixture of lawn and hedge lines



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	60
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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(iii) All measurements are approximate and believed to be accurate with in 6in/150mm. Any appliances or services mentioned in these particulars has not been tested.

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