



## Coventry Road, Ilford, IG1 4QT

### Offers in excess of £545,000

Sandra Davidson are pleased to present this extremely spacious 4 bedroom semi detached double fronted Victorian property on the much sought after Commonwealth Estate. The property is in need of modernising and offers buyers the opportunity to finish the property to their liking and further extend subject to planning.

- **Double Fronted Victorian Property**
- **Commonwealth Estate**
- **Four Bedrooms on First Floor**
- **Three Reception Rooms**
- **First Floor Bathroom**
- **Cellar**
- **Chain Free**
- **Scope to Extend (STPP)**
- **Renovation Project**



## ENTRANCE

**LOUNGE 8.21m max into bay x 3.54m max into alcove (26'11" max into bay x 11'7" max into alcove)**

**LIVING ROOM 4.80m max into bay x 3.50m max into alcove (15'9" max into bay x 11'6" max into alcove)**

**LOUNGE/DINER 3.50 max x 3.31m max (11'6" max x 10'10" max)**

**KITCHEN 2.68m x 2.18m (8'10" x 7'2")**

**CELLAR 6.85m max x 2.05m max (22'6" max x 6'9" max)**

## SPLIT LEVEL LANDING

**BEDROOM ONE 5.14m max into alcove x 4.51m max into bay (16'10" max into alcove x 14'10" max into bay)**

**BEDROOM TWO 4.51m max into bay x 3.50m max (14'10" max into bay x 11'6" max)**

**BEDROOM THREE 3.50m x 3.19m max (11'6" x 10'6" max)**

**BEDROOM FOUR 3.50m max x 1.84m max (11'6" max x 6'0" max)**

**BATHROOM 2.56m x 1.55m (8'5" x 5'1")**

## EXTERIOR

Unmeasured and un-inspected rear garden

**Energy Performance Certificate**

103, Coventry Road, ILFORD, IG1 4QT

Dwelling type: Semi-detached house Reference number: 8695-7622-3860-9363-6922  
 Date of assessment: 27 February 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 01 March 2015 Total floor area: 139 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,207
Over 3 years you could save	£ 7,029

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 222 over 3 years	You could save £ 7,029 over 3 years
Heating	£ 6,474 over 3 years	£ 1,719 over 3 years	
Hot Water	£ 2,331 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 9,207</b>	<b>£ 2,178</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,125	
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,115	
3 Floor insulation (suspended floor)	£900 - £1,200	£ 231	

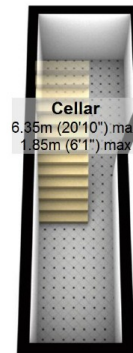
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



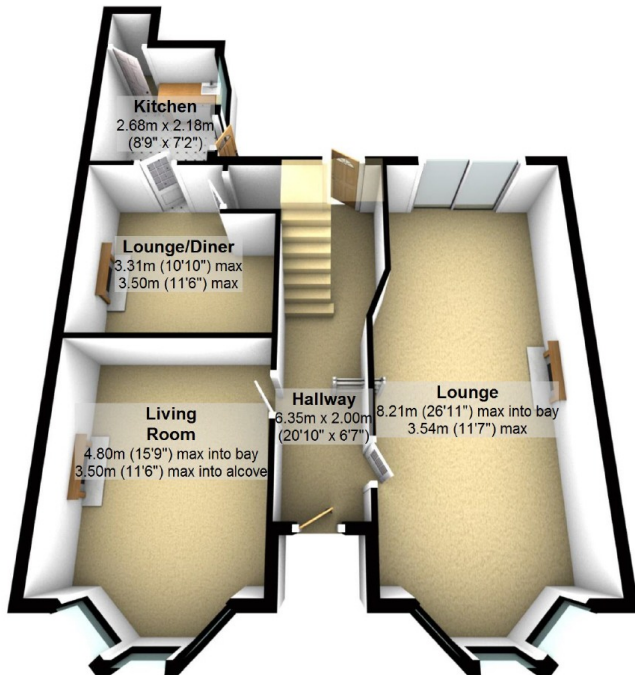
### Basement

Approx. 10.4 sq. metres (112.0 sq. feet)



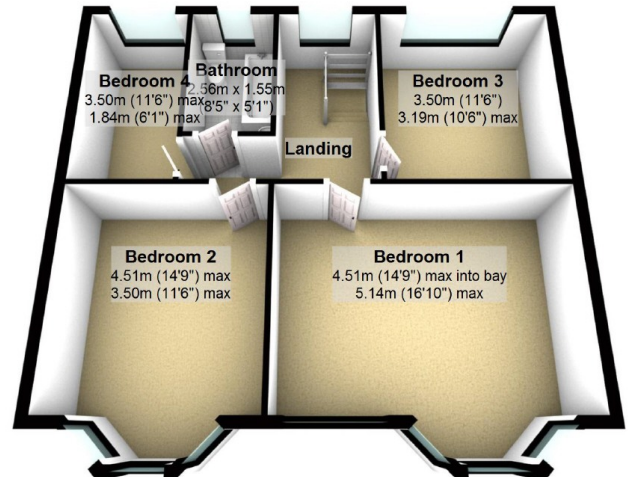
### Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



### First Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



Total area: approx. 145.3 sq. metres (1563.6 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com  
Plan produced using The Mobile Agent.