



CHURCHILL
estates

Grange Road,
Ilford

£400,000

Tenure : Freehold

Floor Area : 882.64 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Please note: the property is unmortgageable and is therefore suitable for cash buyers only.

Churchill Estates are pleased to bring to market this three double bedroom terraced house, offering a fantastic opportunity for buyers seeking a spacious home with great potential.

Boasting two receptions, a rear kitchen extension, ground floor bathroom and a large rear garden the property provides plenty of room for modernisation and personalisation.

Additional benefits include off-street parking, double glazing and gas central heating, whilst being conveniently located with easy access to local amenities, schools and excellent transport links.

For more information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.







- Cash buyers only – the property is unmortgageable
- Three double bedroom
- Off street parking
- Large rear garden
- Gas central heating
- Chain free
- Terraced house
- Modernisation opportunity
- Double glazing
- Council Tax Band: C

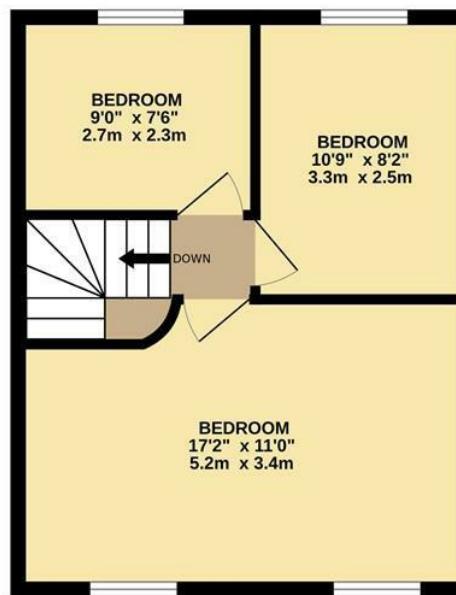




GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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 current or effective operation can be given.
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