

# CHISSICK

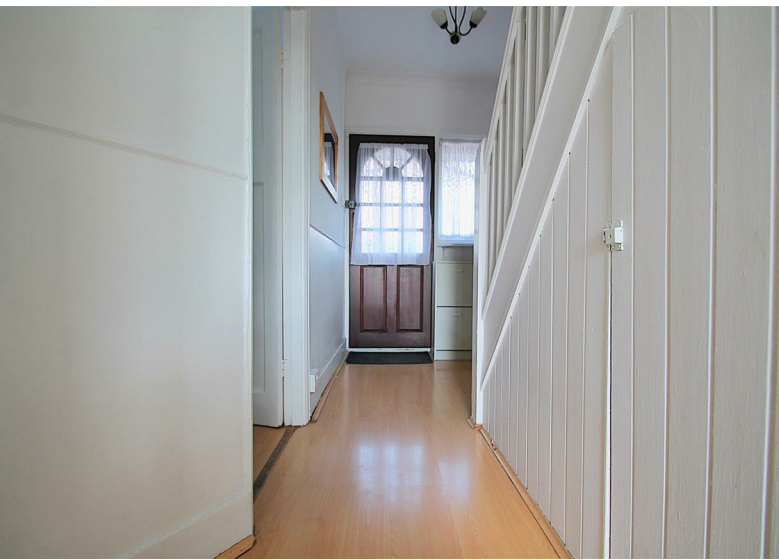
Residential Sales and Lettings



**New North Road, Ilford, IG6 2XQ**

**£499,950**

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# New North Road, Ilford, IG6 2XQ

£499,950



## Entrance

Part glazed door to Entrance Hall

## Entrance Hall

Laminate style flooring radiator, cupboard under stairs

## Reception One

12'5x11'6 (3.78mx3.51m)

Radiator, double glazed window to front, recess into chimney breast with coal effect fire

## Reception Two

14'5x10'4 (4.39mx3.15m)

Double glazed french style doors to rear garden, radiator, coved cornicing

## Kitchen

8'9x6'5 (2.67mx1.96m)

Part tiled and fitted with base and wall units, work surfaces, inset sink unit with mixer tap, built in four ring gas hob with oven under, plumbing for automatic washing machine, double glazed window and door to rear garden

## Stairs to First Floor Landing

Access to loft, laminate style flooring

## Bedroom One

12'4x9'4 (3.76mx2.84m)

Laminate style flooring, radiator, fitted wardrobes, double glazed window to front

## Bedroom Two

10'6x10'4 (3.20mx3.15m)

Built in cupboard housing gas central heating boiler, radiator, laminate style flooring, double glazed window to rear

## Bedroom Three

6'5x6'3 (1.96mx1.91m)

Built in cupboard, laminate style flooring, double glazed window to front

## First Floor Bathroom

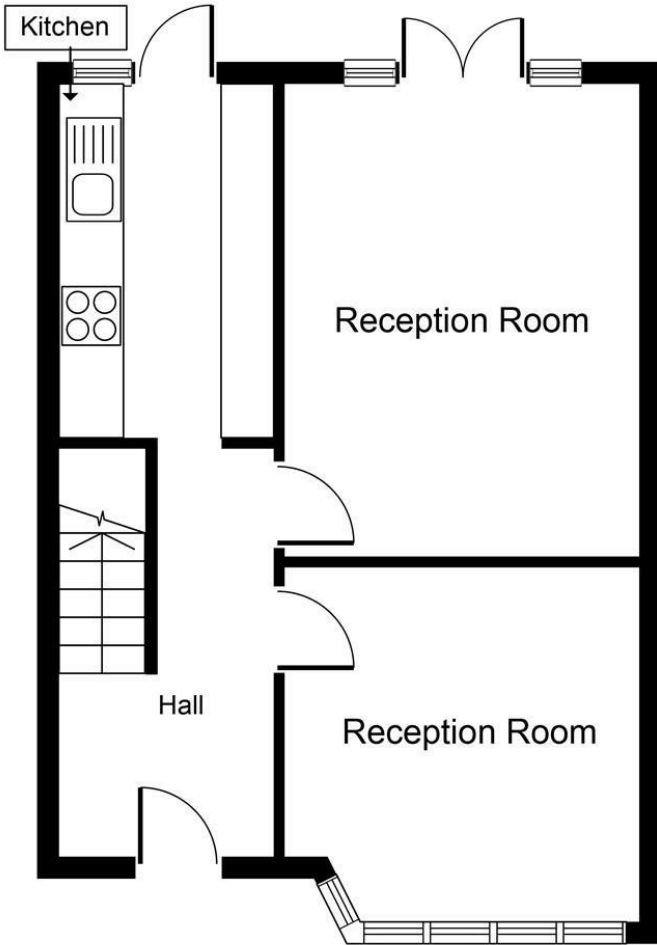
Tiled with suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush WC, mirrored cabinet, Xpelair fan, obscure double glazed window to rear

## Exterior

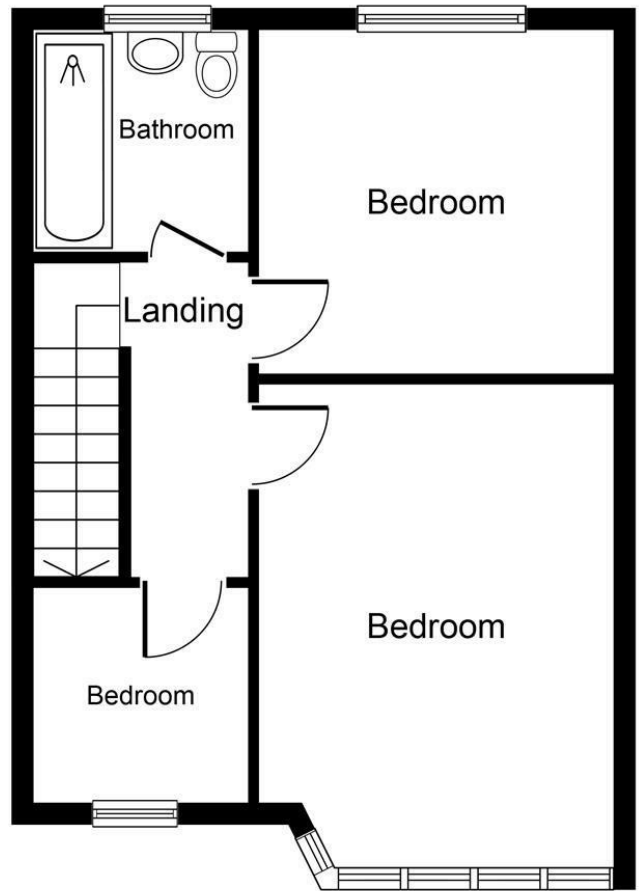
The front is paved providing multiple off street parking, The rear garden is well planned with patio area, lawn and detached garage with rear vehicular access 18'x15'

## Council Tax Band C





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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