



Plymouth Terrace, Ilford, IG2 7RG

Asking Price £450,000



# Plymouth Terrace

Ilford, IG2 7RG

Local Authority: Redbridge

Tax Band: C

- EC Rating 51E
- End Terraced Mews Cottage
- First Floor Family Bathroom
- Fitted Kitchen
- Call NOW on 02085510211 to VIEW!!
- Very Well Presented
- Two Bedroom
- Open-Plan Lounge Diner
- Close to Newbury Park Underground
- CHAIN FREE!!

Sandra Davidson are pleased to offer for sale this WELL PRESENTED, Brick Built Cottage on a popular road in Ilford. This widening home features; open plan lounge/diner and a FITTED KITCHEN on the ground floor, with TWO BEDROOMS and family bathroom on the first floor. To the rear of the property is a secluded REAR GARDEN and a car port accessed via a service road to rear. The property is situated within the SEVENKINGS SCHOOL CATCHMENT area with easy access to NEWBURY PARK UNDERGROUND STATION, shops and amenities.

This outstanding home is OFFERED CHAIN FREE and can only be appreciated by an internal inspection. The property comprises:-

Asking Price £450,000



## ENTRANCE

Into porch via glazed wooden door into entrance hall with fitted carpet, sidelight window, partly glazed door into:

## LOUNGE

13'8" max x 22'5" (4.17 max x 6.83)

Double glazed three light bay window to front, two ceiling lights, fitted carpet, fitted cupboard, radiator, carpeted stairs to first floor, access to under stair storage, opening to:

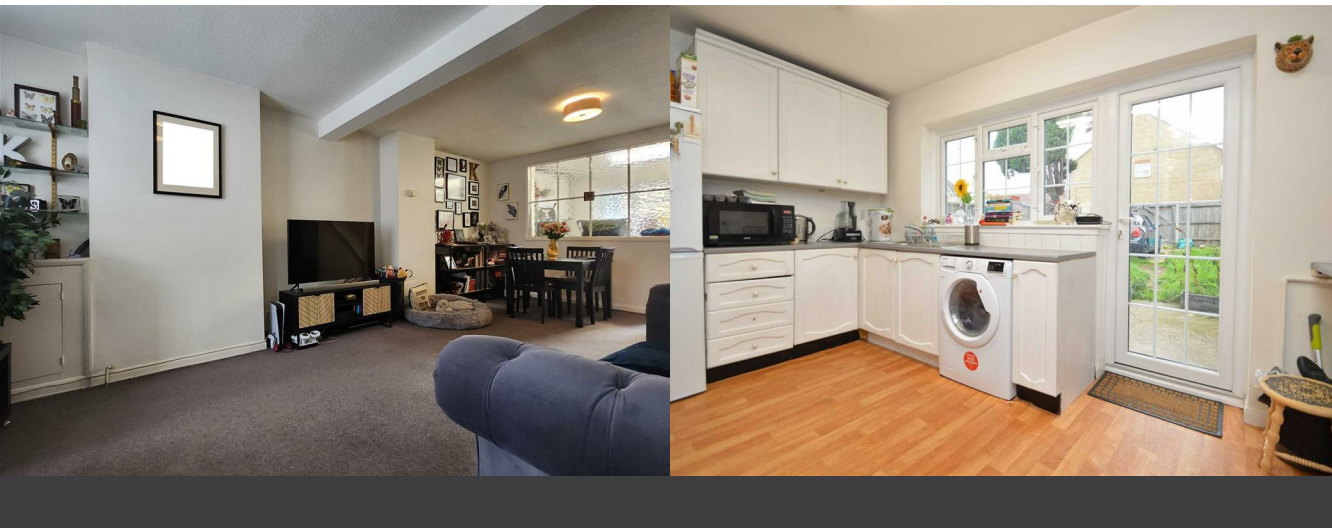
## KITCHEN

14'2" x 8'9" (4.32 x 2.66)

Fitted wall and base units, work surface with tiled back-splash, one bowl sink with drainer, four ring gas hob, integrated oven and grill, space and service for washing machine, light, laminate flooring, double glazed window to rear, double glazed door to rear garden

## FIRST FLOOR LANDING

Fitted carpet, light, access to loft space, doors to:





### BEDROOM ONE

12'6" max into Cpbds x 10'3" (3.82 max into Cpbds x 3.13)  
Two double glazed windows to front with fitted blind, fitted carpet, fitted cupboards, radiator, light

### BEDROOM TWO

14'2" max into Cpbds x 12'0" max (4.31 max into Cpbds x 3.67 max)  
Double glazed window to rear with radiator under, fitted cupboards, fitted carpet, light

### BATHROOM

7'10" x 7'5" max (2.38 x 2.27 max)

Suite comprising; P-shaped bathtub with shower screen and shower over, low level WC, pedestal hand wash basin with tiled back-splash, chrome plated heated towel rail, double glazed window to flank, vinyl wood effect flooring, partly tiled walls, light

### EXTERIOR

41'0" (12.5)

The widening rear garden measures approximately 42' with gated car port access via rear road



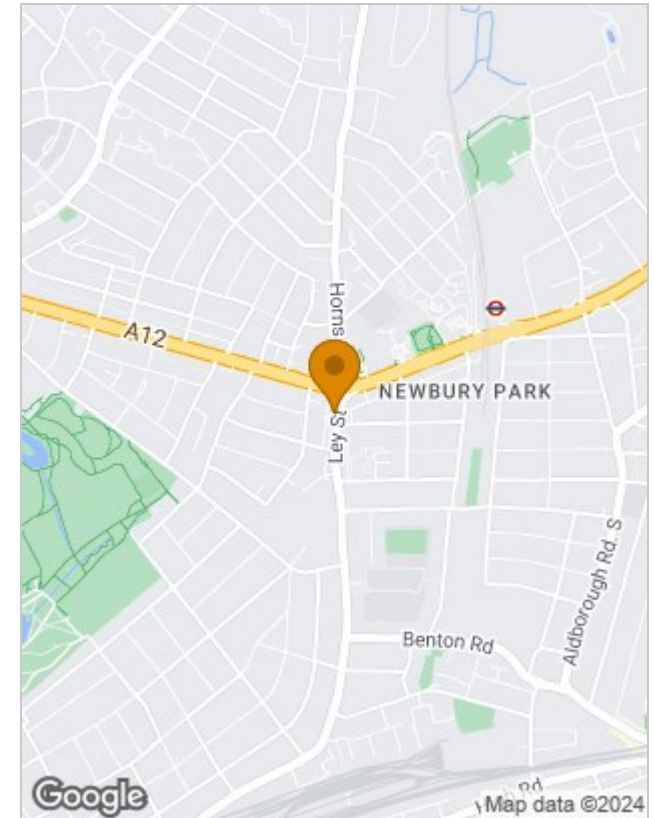




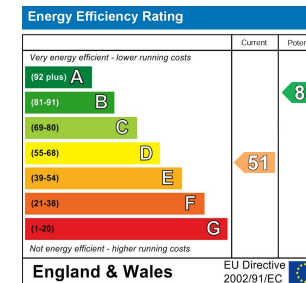
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.