



Wellwood Road Ilford, IG3 8TR

Edward Chase is delighted to present to the residential lettings market this 2-bedroom semi detached corner house located in Goodmayes. This property is a short walk to Goodmayes Station offering amenities, transport, schooling options on your doorstep. We feel this property would be an ideal choice for couples or growing families searching for size, location and convenience. This property has several key features such as: - Gas central heating combination boiler - Tiled bathroom - 2 bedrooms - Both bedrooms have fitted wardrobes - Unfurnished - Large reception room - Street permit parking - Kitchen white goods included - 50ft rear garden - Goodmayes Station short walk - Double glazed windows throughout

How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised



- 2 Bedroom Semi Detached House For Rent
- Property Has Double Glazed Windows Throughout
- Property Rented Unfurnished
- Street Permit Parking Available
- Superb Location Not Far From High Street & Goodmayes Station
- Ground Floor Open Throughout Lounge and Kitchen White Goods
- Master Bathroom on First Floor Fully Tiled

Monthly Rental Of £1,649

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and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.