



Kingston Road, Ilford, IG1 1PF

welcome to

Kingston Road, Ilford

CHAIN FREE Two/Three Mid-Terrace House in need of Total Refurbishment located in Ilford, with access to Local Shops and Amenities.



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This Spacious property comprises a Lounge, Kitchen-Diner and Large Rear Garden, while the First Floor features an Impressively-Sized Family Bathroom and Two Double Bedrooms.

The House Requires Extensive Modernisation but has Potential to Extend into the Loft and Convert into a Three/Four Bedroom property.

CASH BUYERS ONLY

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Lounge

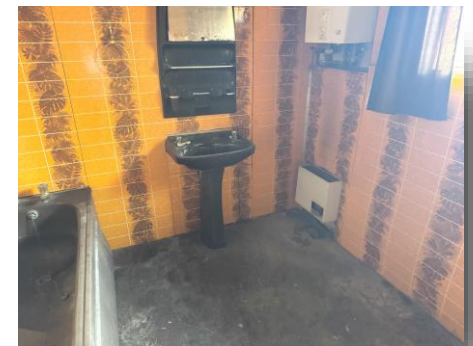
Kitchen-Diner

Garden

First Floor Bathroom

Bedroom One

Bedroom Two



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Kingston Road, Ilford

- CASH BUYERS ONLY
- REQUIRES TOTAL REFURBISHMENT
- GOOD INVESTMENT OPPORTUNITY
- CHAIN FREE
- SPACIOUS ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105314



Property Ref:
BKG105314 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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