



Hickling Road Ilford, IG1 2HY

Edward Chase is delighted to present to the sales market this spacious three-bedroom, two-reception terraced house located on Hickling Road, IG1, just off the ever-popular Ilford Lane. PLEASE NOTE: This property requires FULL REFURBISHMENT throughout and is priced accordingly at £450,000. The house provides an excellent opportunity for a purchaser looking to create a home to their own specification or an investor seeking a refurbishment project in a popular and well-connected residential location. Importantly, despite the condition and refurbishment required, the property is understood to be mortgageable and is being offered to the market CHAIN FREE with FREEHOLD tenure, making this an attractive proposition for buyers who are able to undertake the necessary modernisation works. The property offers a substantial amount of accommodation, with an Approximate Gross Internal Area of 104.3 sq m / 1,122 sq ft, arranged over



- FULL REFURBISHMENT REQUIRED THROUGHOUT
- Mortgageable property
- Three-bedroom terraced house
- Approx. 1,122 sq ft / 104.3 sq m
- Competitively priced at £450,000
- CHAIN FREE & FREEHOLD
- Two separate reception rooms
- Rear garden with outbuilding and separate shed

Guide Price £430,000

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room, separate dining room, extended kitchen, conservatory and ground-floor bathroom. To the first floor are three bedrooms, including two generous double bedrooms and a third bedroom. Externally, the property benefits from a rear garden measuring approximately 29'5" x 18'4" (8.96m x 5.60m) together with an outbuilding and separate shed, providing useful additional storage and potential for a variety of uses. Key Features • FULL REFURBISHMENT REQUIRED THROUGHOUT • Competitively priced at £450,000 • Mortgageable property • CHAIN FREE • FREEHOLD • Three-bedroom terraced house • Two separate reception rooms • Extended kitchen • Conservatory • Ground-floor bathroom • Approx. 1,122 sq ft / 104.3 sq m • Rear garden approximately 29'5" x 18'4" • Outbuilding and separate shed • Excellent potential to modernise and add value • EPC Rating: D • Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D		69 C
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.