



Conifer Court, Ilford, IG1 2GZ

**PURPOSE BUILT FLAT | ONE BEDROOM | GROUND FLOOR | LOUNGE | CALLING ALL BUYERS |
LOCATED BETWEEN ILFORD AND BARKING STATION |**

Is this your first Buy To Let? Call now to book your viewing for this well sought after one bedroom ground floor flat. Property sold with tenants in situ.

Guide Price: £170,000 - £190,000

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ENTRANCE HALL

Entry phone system, laminate flooring, wall mounted electric heater storage cupboard access to all rooms.

RECEPTION ROOM

4.44m (14' 7") x 3.53m (11' 7")

Laminate flooring, double glazed window to rear, wall mounted electric heater.

KITCHEN

3.40m (11' 2") x 1.80m (5' 11")

Wall and base unit work surfaces, electric hob and electric over, extractor fan, plumbing for washing machine, sink unit with mixer taps, lino floor, wall mounted electric heater.

BEDROOM ONE

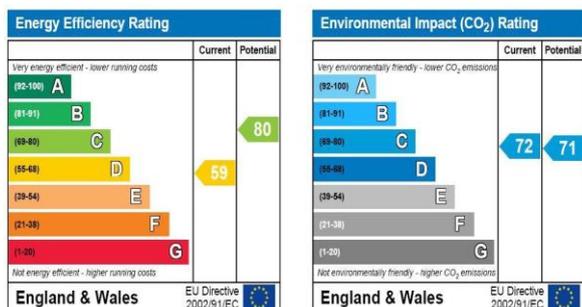
3.63m (11' 11") x 2.92m (9' 7")

Double glazed window to rear, wall mounted electric heater, carpet

BATHROOM

Squared panelled bath with taps and shower attachment, pedestal hand wash basin with mixer taps, low level WC, tiled splash back, lino flooring, wall mounted electric heater, extractor fan.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 6.30pm

Saturday: 9.30am - 3.00pm

Sunday: closed

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or disconnected services. All measurements are approximate.

HUNTERS