



### 3 bed maisonette to buy in IG8

Roding Lane North, Woodford Green, ., IG8 8NN

**£290,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM MAISONETTE
- ✓ SEPERATE FITTED KITCHEN
- ✓ CHAIN FREE
- ✓ PRIVATE PARKING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Absolute Property are delighted to offer this first floor three bedroom maisonette. This sought after location benefits from local shops and amenities nearby as well as Claybury Park open space area offering outdoor activities.

This property offers great living space with a total area of 65.3 sq meters: a bright and spacious reception room, separate modern fitted kitchen with good storage space, contemporary tiled bathroom, three good size bedroom, double glazed windows, GSH and access to a loft area  
Further benefits include private parking, direct access to rear garden and shed. Long lease 120 years (no service charges or ground rent) Excellent opportunity for a first time buyer or investor to buy this chain free property. Viewing highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 120

Price: Starting Bid £290,000

Property Type: Maisonette

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

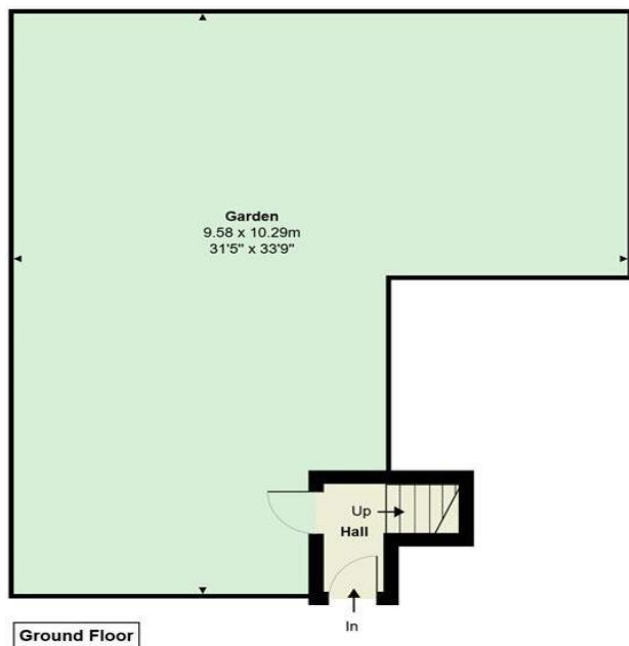
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



### Roding Lane North, Woodford Green, IG8 8NN

Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      | 62        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

**Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>**

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