



## St Annes Terrace Ilford, IG6 3EY

Edward Chase is delighted to present to the residential lettings market this amazing 2 bedroom semi detached house located 5 minutes from Hainault Station (Central Line). This house is in a superb area with tons of local amenities & schooling facilities, we feel this would be an ideal home for growing families or professional sharers. This property has many key features such as: - Gas central heating - Double glazed windows - EPC Rating D - Council tax band C - Two double bedrooms - Private parking for 2+ vehicles - Large rear garden - Private ground floor reception with separate kitchen - White goods included - Unfurnished - Available now For viewing details, please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Bains, Branch Manager to arrange an appointment. A

- Amazing Large Spacious 2 Bedroom Semi Detached House Located 5 minutes Walking Distance to Hainault Station (Central Line)
- Property EPC Rating is D And Council Tax Band Is C Through Redbridge Borough
- Ground Floor Large Reception Room with Private Kitchen Equipped With White Goods &
- Property Has Two Spacious Bedrooms With Wood Laminate Flooring On The First Floor
- Added Benefit Of Driveway Parking For 2+ Vehicles And Side Entrance Into Garden
- A Large Rear Garden Approx. 65sqf With Lawn and Rear Storage Shed

**Monthly Rental Of £1,325**

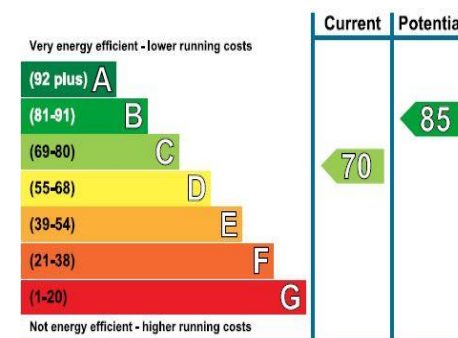
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appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



### 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.