



FOREMARK CLOSE, HAINAULT, IG6

£400,000 Freehold

Three Bedrooms | End-Terraced House | Bright Reception Room | Large Kitchen/Diner | Private Rear Garden | Well Maintained Throughout | Double Glazing | Close To Local Amenities & Transport Links

- Three bedrooms
- End-terraced
- Private rear garden
- Close to local amenities

This three bedroom, end-terraced house has been extremely well maintained throughout and is arranged over two floors.

The ground floor comprises entrance hall, large kitchen/diner, spacious reception room with sliding doors leading to a private rear garden.

The rear garden has a patio area and is mostly laid to lawn. There is rear access, a shed and additional storage cupboard.

The first floor of the house features three bedrooms, the family bathroom with separate WC.

Foremark Close is ideally located being within walking distance to a variety of amenities on Manford Way as well as being within close proximity to Hainault Central Line Station.

Council Tax Band: C

Tenure: Freehold

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

Garden details: Private Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

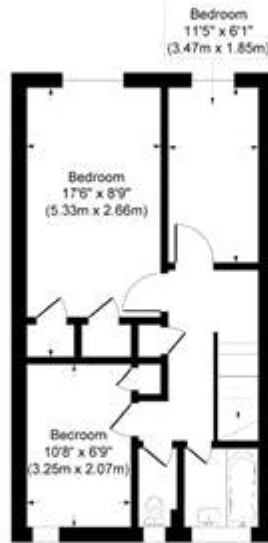
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Ground Floor



First Floor



Foremark Close

Approximate Gross Internal Area

Ground Floor = 40.8 sq m / 440 sq ft

First Floor = 40.0 sq m / 431 sq ft

Total = 80.8 sq m / 870 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.