



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£425,000**

**Freehold**

2x  1x  1x 

**Champness Road,  
Barking, Essex, IG11**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- 2 bedroom terraced house with off street parking
- Ground floor cloak room
- Fitted Kitchen
- Fully double glazed
- Close to healthcare services, shops, schools parks and places of worship
- Close to Upney Station and other transport links

## Accommodation

### GROUND FLOOR

Lounge/Diner: 15'1 x 12'9 (4.60m x 3.89m)  
 Cloak room  
 Kitchen: 8'1 x 6'4 (2.47m x 1.93m)  
 Storage

### FIRST FLOOR

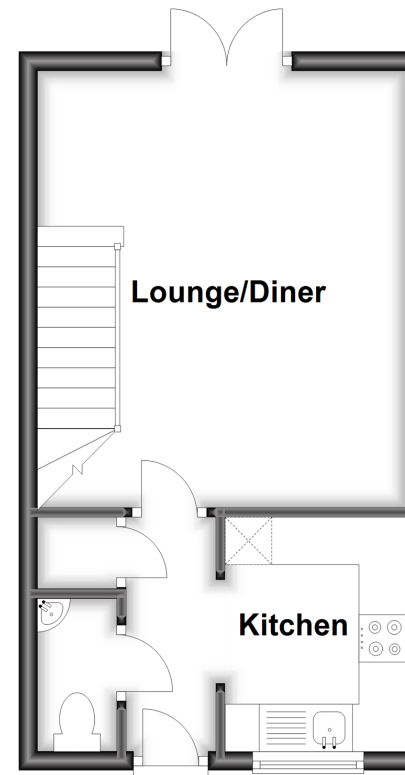
Bedroom 1: 13'0 x 8'2 (3.97m x 2.49m)  
 Bathroom : 6'4 x 6'4 (1.93m x 1.93m)  
 Bedroom 2: 13'0 x 9'1 (3.97m x 2.77m)

### OUTSIDE

Garden  
 Driveway 1 car space

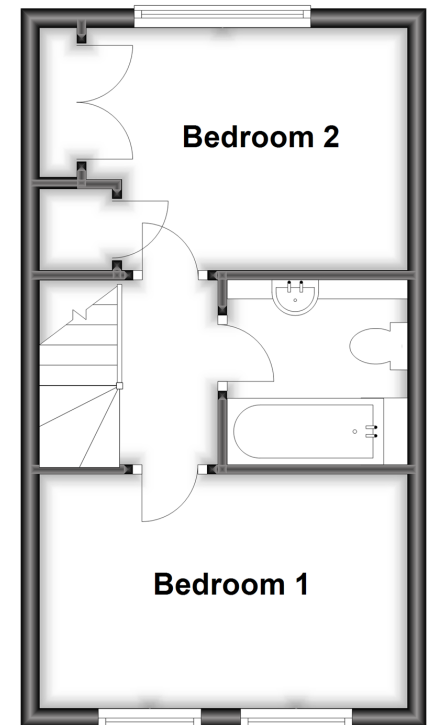
### Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



### First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



**Call Ilford - 020 8518 0044 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



52016529/20240316/CN/NK