



lettingInternational



## Sixpenny Court Tanner Street

, Barking, IG11 8PQ

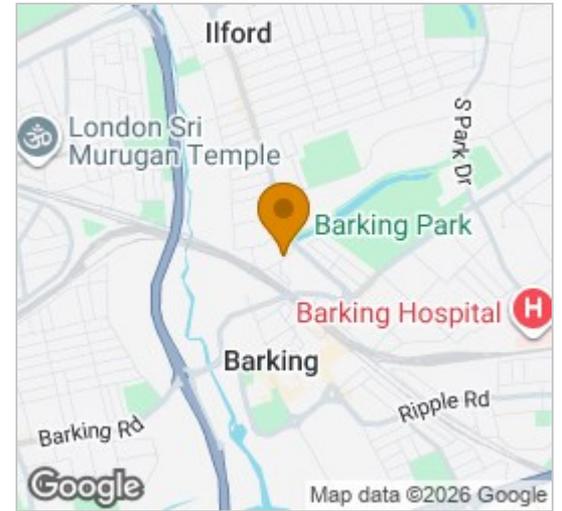
Offers Over £260,000



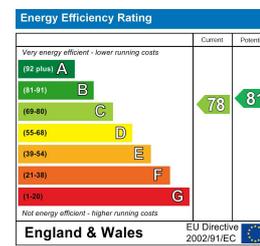
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Letting International LTD Office on 02085549999 if you wish to arrange a viewing appointment for this property or require further information.



Guide Price £275,000 – Offers in Excess Of

A well presented two bedroom ground floor flat ideally located on Tanner Street, Barking IG11. This attractive property offers well proportioned accommodation and would suit first time buyers, downsizers or buy to let investors. The flat comprises a bright living area, fitted kitchen, two bedrooms and a family bathroom. The property further benefits from double glazing and gas central heating.

Situated within a popular residential area, the property is conveniently positioned for local shops, amenities and green spaces, offering comfortable and practical living.

### Transport Links

The property is well served by public transport. Barking Station is within easy reach, providing access to the District Line, London Overground and National Rail services, allowing convenient travel into the City and Canary Wharf. Upney Underground Station is also nearby, along with a variety of bus routes serving the surrounding areas. Road users benefit from good access to the A13, A406 and M11.

### Local Schools

There is a good selection of well regarded schools nearby, including Northbury Primary School, Uphall Primary School and St Margaret's Church of England Primary School. Secondary schools in the area



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

332 - 336 Perth Road, Ilford, Essex, IG2 6FF

Tel: 02085549999 Email: sales@lintgroup.com www.lettinginternational.com