



Ellenborough Road

Sidcup, DA14 5LB

A 3 bedroom terrace house that we feel would make a great first time buy or buy to let investment. It is offered to the market CHAIN FREE and your earliest appointment is advised to avoid missing out.

Main Features

- 3 bedroom mid terrace house
- 2 reception rooms
- Rear garden
- Chain free
- Ideal FTB or Buy to Let Investment
- Easy access to local shops, schools and transport links

FULL DESCRIPTION

Offered for sale is this 3 bedroom terrace house that we feel would make a great first time buy or buy to let investment. The house is offered to the market chain free and will be sure to get interest. It briefly comprises of: Front door, 2 reception rooms, kitchen, 3 bedrooms, a family bathroom and front and rear gardens. It offers access to the local shops, schools, Footscray Meadows and transport links and your earliest appointment comes recommended so as to avoid missing out. * Chain Free *

Entrance hall

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)

Dining room

11' 4" x 9' 7" (3.45m x 2.92m)

Kitchen

20' 11" x 7' 6" (6.38m x 2.29m)

First floor landing

10' 4" x 5' 4" (3.15m x 1.63m)

Bedroom one

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom two

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom three

11' 4" x 7' 6" (3.45m x 2.29m)

Bathroom

5' 6" x 4' 10" (1.68m x 1.47m)

Outside

Paved front garden.

Rear garden laid to lawn.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band B - £1,436 per annum.

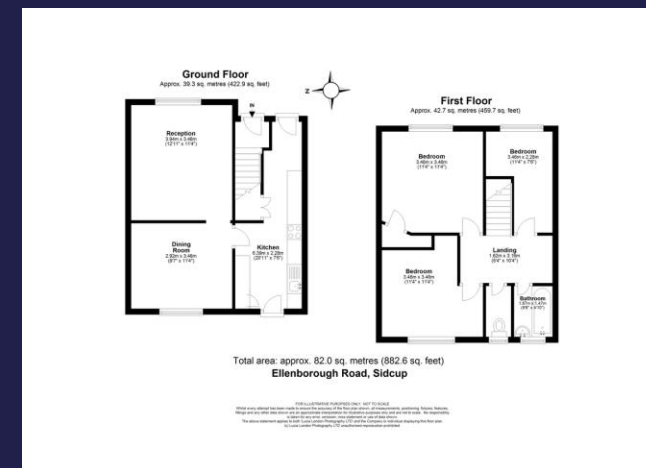
EER Rating: 71

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across at the traffic lights and continue up Station Road. At the crossroads turn left into Sidcup High Street and continue all the way through until it becomes Sidcup Hill and then Footscray Road and then Maidstone Road. Turn left into Palm Avenue which becomes Ellenborough Road. Closest Stations: Albany Park (1.02 mi) Sidcup (1.43 mi) Bexley (1.55 mi) Closest Schools: Hope Community Schools (0.43 mi) St Peter Chanel Catholic Primary School (0.52 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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