



Guide Price £425,000
Stowting Road, Orpington, Kent, BR6 9SJ

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £425,000 to £450,000.

Two double bedroom end terrace house offered with no onward chain.

This competitively priced house which is in need of redecorating and needs some new flooring is situated within close proximity of sought after schools including Tubbenden Primary School which is 0.5 miles away, Orpington mainline railway train station has excellent links to London Bridge and Charing Cross and is only 0.9 miles away and High Street a little further.

The property comprises, hall, lounge, kitchen/diner with a utility area off the kitchen on the ground floor with two double bedrooms and a bathroom.

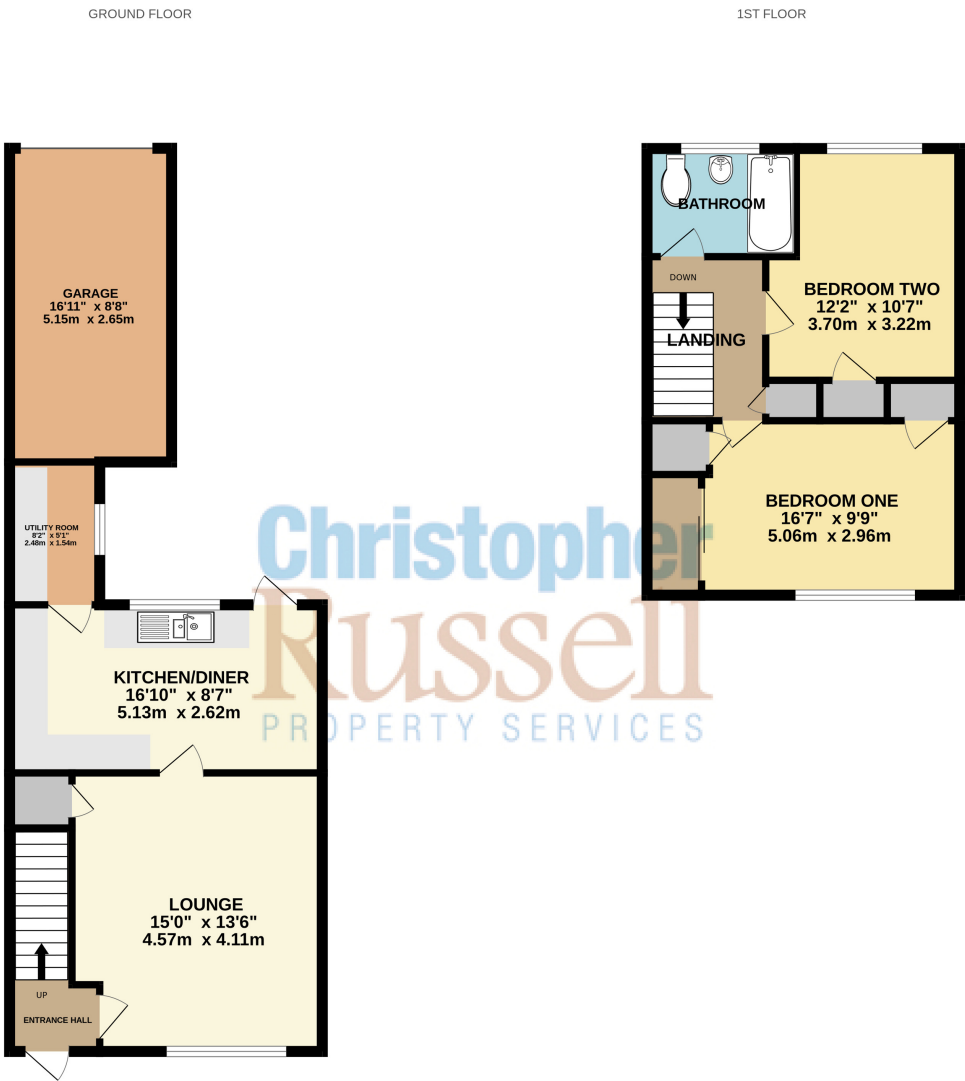
Located at the end of a terrace with access onto Leamington Spa Playground the property has a front garden which is fenced in and a fenced rear garden that has a rear gate.

To the rear is access to a garage with a dropped kerb to allow you to park across.

Council Tax Band D.

Agents Notes- The seller has advised us that the utility space is of single skin.

The Decking in the rear garden needs replacing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			80
(55-68)	D		66	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	