



£400,000 Freehold



Brixham Road, Welling



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this semi-detached Stevens house on a popular residential road, close to schools, amenities, and transport links. The property comprises 2 DOUBLE bedrooms, living room, dining room, fitted kitchen, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, 50ft (approx) rear garden, and off street parking for 2 cars. POTENTIAL TO EXTEND STPP!

Total Internal Area approx: 734.31 sq ft (68.22 sq m). EPC E50

FEATURES

- Semi-detached Stevens house
- 2 double bedrooms
- Living room
- Dining room
- Fitted kitchen
- Upstairs family bathroom
- 50ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Carpeted, alarm panel, uPVC double glazed door.

Living Room

4.16m x 3.63m (13' 8" x 11' 11") Carpeted, radiator; gas fireplace with stone hearth and wooden mantelpiece; double glazed windows.

Dining Room

4.16m x 3.54m (13' 8" x 11' 7") Carpeted, ceiling coving, radiator, understairs cupboard, double glazed windows.

Kitchen

3.45m x 2.34m (11' 4" x 7' 8") Vinyl flooring; range of wood wall and base units with marble-effect worktops and tiled splashback; fitted electric hob, fitted oven; stainless steel sink and drainer unit; double glazed windows; double glazed door uPVC door to rear; wall-mounted boiler; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer.



FIRST FLOOR

Landing

Carpeted, radiator; access to loft.

Bedroom

4.16m x 3.80m (13' 8" x 12' 6") Carpeted, picture rail, 3 radiators, fitted storage, double glazed windows.

Bedroom

4.17m x 2.41m (13' 8" x 7' 11") Carpeted, radiator; cupboard housing water tank; double glazed windows.

Family Bathroom

1.64m x 1.48m (5' 5" x 4' 10") Vinyl flooring, tiled walls; bath with shower-mixer and separate thermostatic shower over; wash-hand basin, w/c, wall-mounted vanity unit, wall-mounted mirror, double glazed window.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

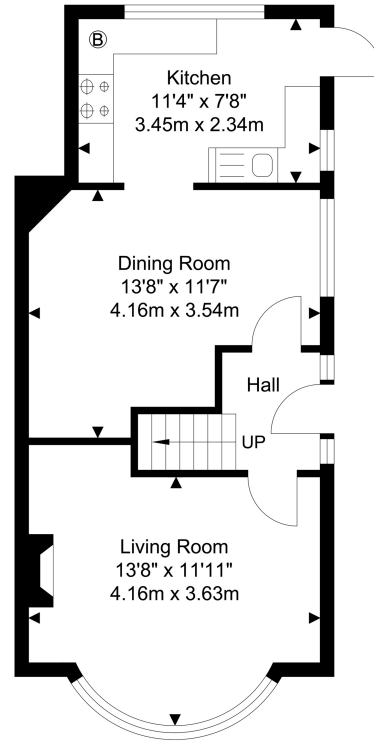
Rear Garden

Approximately 50ft; patio, lawn, outdoor tap; side access.

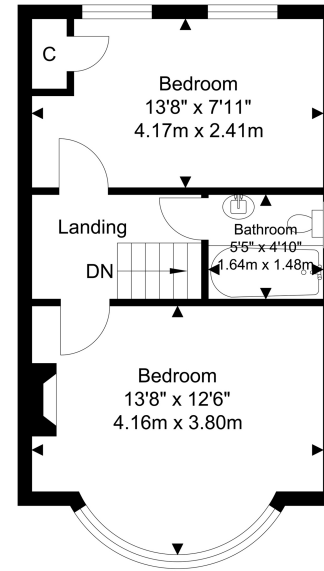


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
412.47 SQ.FT.
(38.32 SQ.M.)



First Floor
Approximate Floor Area
321.84 SQ.FT.
(29.90 SQ.M.)

TOTAL APPROX FLOOR AREA 734.31 SQ. FT / 68.22 SQ. M
For Identification Purposes Only.

