

Guide Price £385,000

**Harborough Avenue, Sidcup, Kent,
DA15 8HP**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £385,000 to £400,000.

Two bedroom terrace house presented in excellent decorative condition situated in a sought after location very convenient location for Sidcup train station and local transport facilities.

Recently modernised, this exceptionally well presented property, which is ideal for first time buyers comprises, entrance hall, lounge, kitchen/diner on the ground floor with two bedrooms and a bathroom on the first floor.

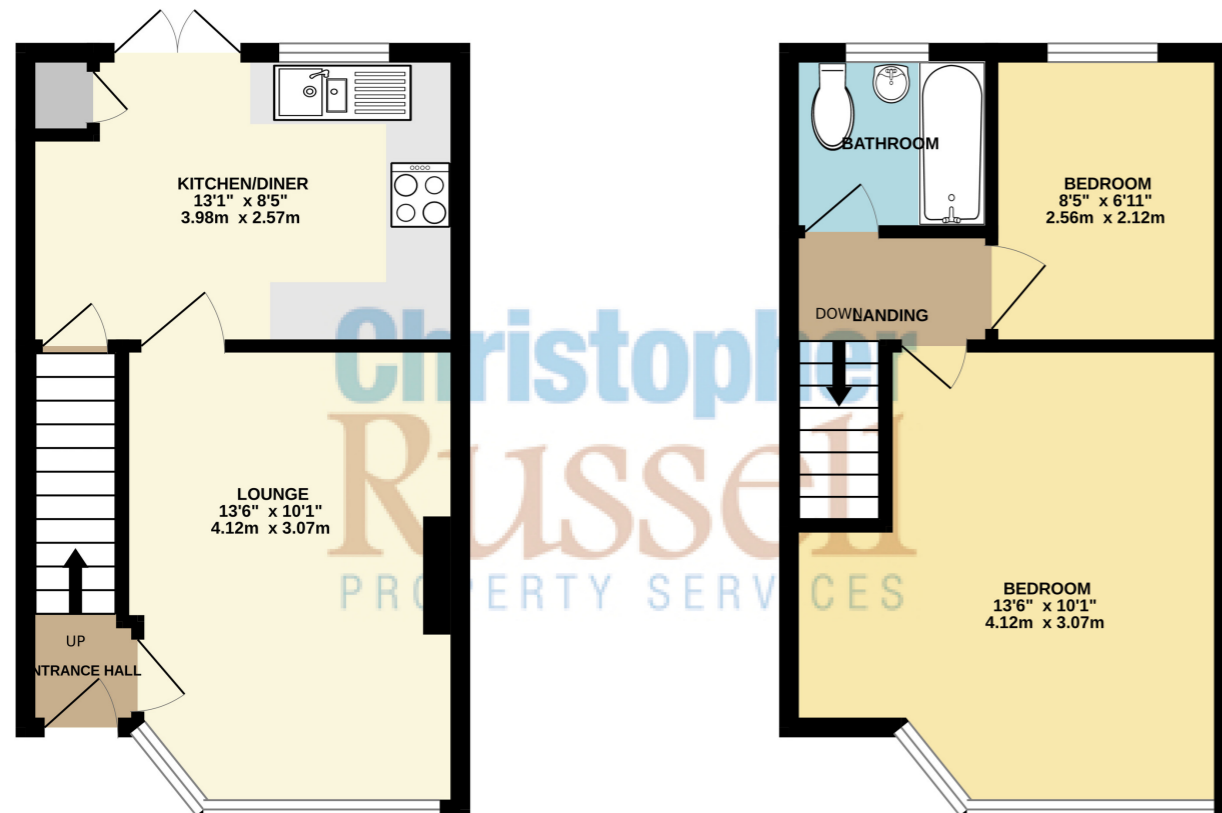
Features include gas central heating, double glazing, modern fitted kitchen and bathroom, off street parking on the front driveway and a south facing rear garden that extends approximately 80ft, which has a good size deck and lawn.

Council Tax Band C.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.5 sq.m.) approx.

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			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	