



Guide Price £435,000

**Portland Avenue, Sidcup, Kent, DA15
9HA**

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price From £435,000 to £450,000.

Ideal opportunity to purchase a three bedroom end of terrace house offered with no onward chain and situated in a very popular and convenient location, which is ideal for schools, transport and The Oval Shopping Facilities.

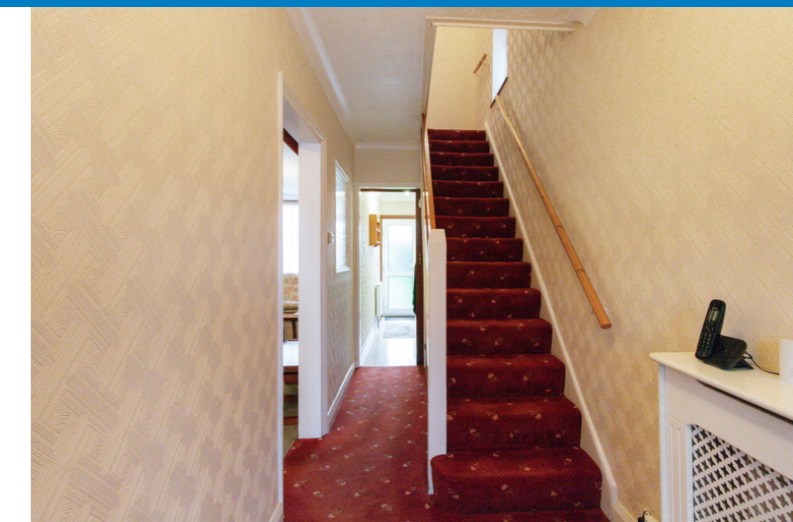
With great potential to modernise and extend to a significantly larger home STLPP, the property does need modernisation and redecoration, which has been reflected in the realistic asking price.

Accommodation comprises, entrance hall, through lounge/diner and kitchen on the ground floor with three bedrooms and a family bathroom on the first floor.

Outside there is a driveway that provides off street parking and a south facing rear garden extending approximately 80ft.

AGENTS NOTES: The property was underpinned in 1985 to which the sellers have documents detailing the underpinning as well as this they're able to provide a recent structural engineers report of integrity.

Council Tax Band D.



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TOTAL FLOOR AREA : 978 sq.ft. (90.9 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			