

Guide Price £400,000

**Rosebery Avenue, Sidcup, Kent, DA15
8HZ**

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £400,000 to £425,000.

Three bedroom mid terrace house situated in a popular residential location very convenient for Days Lane and Our Lady of the Rosary Primary Schools and excellent local transport facilities providing access to Sidcup and New Eltham train stations.

This is the ideal first time buyers or buy to let purchase, offered with no onward chain the property comprises; entrance hall, through lounge/diner and galley kitchen.

The property does need some modernisation and redecoration, however does feature gas central heating and double glazing. There is potential to extend the property subject to planning permission.

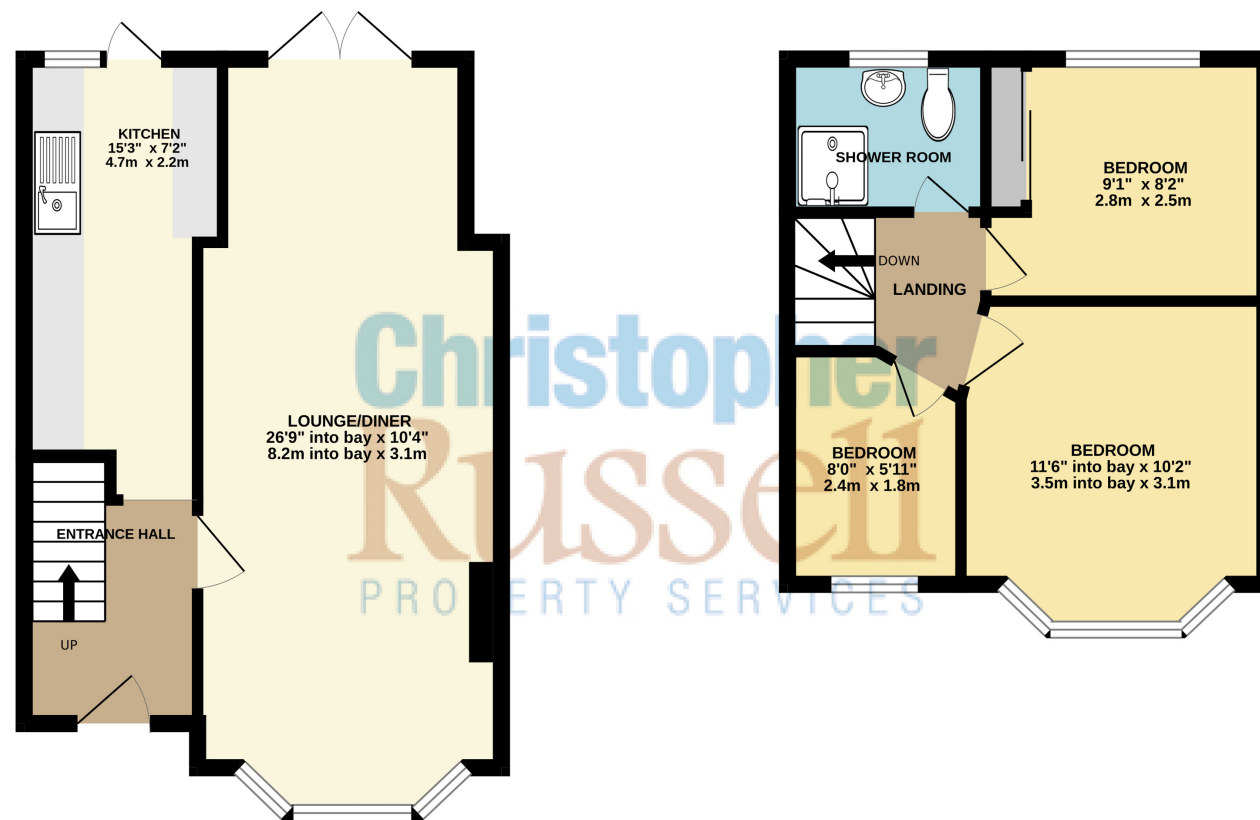
The garden to the rear extends approximately 80ft with a detached garage and rear access. There is potential to create off street parking to the front however there is on street parking freely available.

Council Tax Band D.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



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TOTAL FLOOR AREA : 697 sq.ft. (64.7 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		88
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			