

Guide Price £440,000

Church Road, Sidcup, Kent, DA14 6BX

**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

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Guide Price £440,000 to £460,000.

A three double bedroom terraced period house, ideally situated within a short walk of Sidcup High Street, Sidcup train station, and Bird College School of Dance.

This versatile property is an ideal first-time purchase or buy-to-let investment.

The accommodation comprises an entrance hall, two separate reception rooms, kitchen/diner, and a shower room on the ground floor, with three double bedrooms on the first floor.

Our lettings manager would be happy to discuss this in more detail and advise on achievable rental income.

Externally, the property benefits from off-street parking to the front and a paved rear garden extending approximately 50ft, complete with a brick-built store to the rear.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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		82
(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			