



£525,000

Cleveland Road, Welling, Kent, DA16
3JP

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.

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Christopher Russell Property Services

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Highly sought after three bedroom semi detached house situated within a very short walk to Welling train Station and under half a mile to Hook Lane Primary, St Stephens Catholic Primary and East Wickham Primary Academy Schools.

In need of modernisation and redecoration the property is offered as end of chain and has great potential to extend to the side, rear and loft to a substantially larger home.

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

Having been in the same family for a number of generations properties like this rarely come to the market.

Outside there is a front driveway providing off street parking which leads to a tandem length garage.

The rear garden extends approximately 120ft and is well established.

We have been informed by the sellers solicitors that the property currently has a Possessory Title which is something that the buyer solicitors will raise. As the seller has owned the Land for more than 12 years the Title can be upgraded to title absolute.

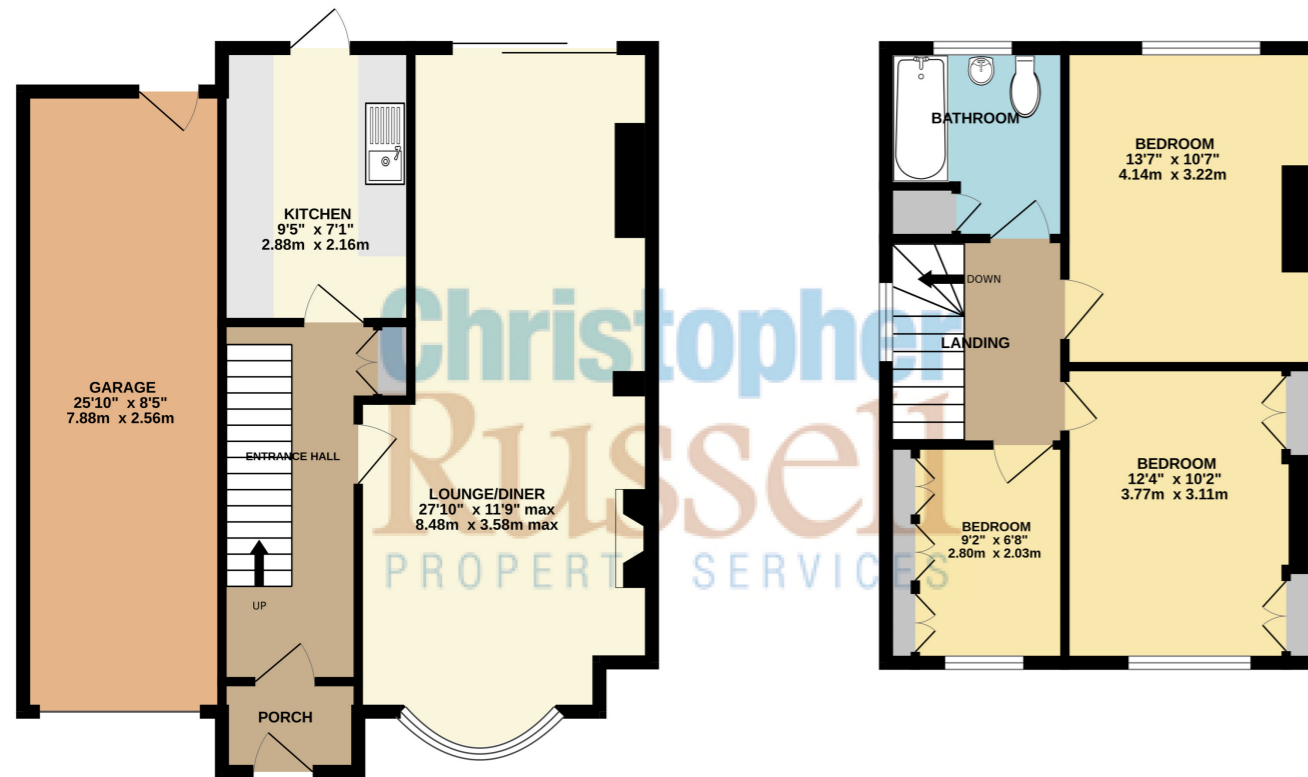
It may be easier to do this simultaneously with the sale.

Council Tax Band D.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			