

Truuli



Gladstone Road, Croydon, Surrey, CR0 2BQ

£400,000 Freehold

- Rear access
- Easy to maintain garden
- Potential to extend
- Chain free
- Prime location
- Eaves storage

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

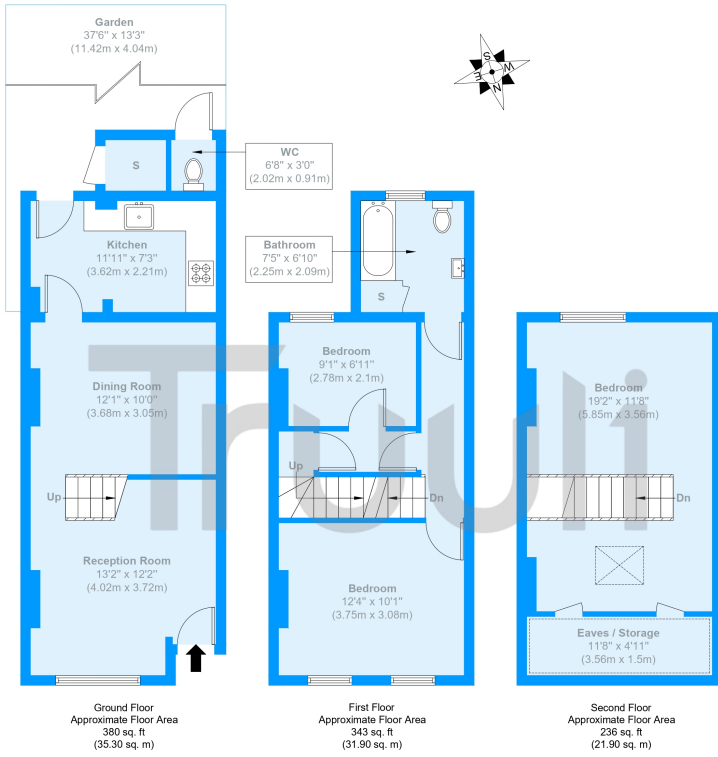
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "I bought this house 18 years ago because I could see the potential. It was the perfect starter home for us. Both bedrooms were good sizes and the bright colours came out to make it the perfect girl's bedroom. The transport is first class; I can get to work in 30 minutes door to door and with so many destinations to choose from, we were out every weekend."

Gladstone Road



Approximate Gross Internal Area = 89.1 sq m / 959 sq ft
 Restricted head height = 4.5 sq m / 48 sq ft
 Storage = 1.3 sq m / 14 sq ft
 WC = 0.9 sq m / 10 sq ft
 Total = 95.8 sq m / 1031 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

