

£390,000

Ingleton Avenue, Welling, Kent, DA16
2JU

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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A beautifully extended two-bedroom terraced home in excellent decorative order, located on a highly sought-after road in South Welling. Perfectly positioned for Welling train station, Danson Primary School, and Danson Park, this modernised property is ready to move into and ideal for first-time buyers.

Offered as end of chain, the ground floor offers a spacious through lounge/diner and an extended kitchen, while the first floor features two bedrooms and a stylish bathroom. Additional benefits include a modern fitted kitchen and bathroom, gas central heating, and double glazing.

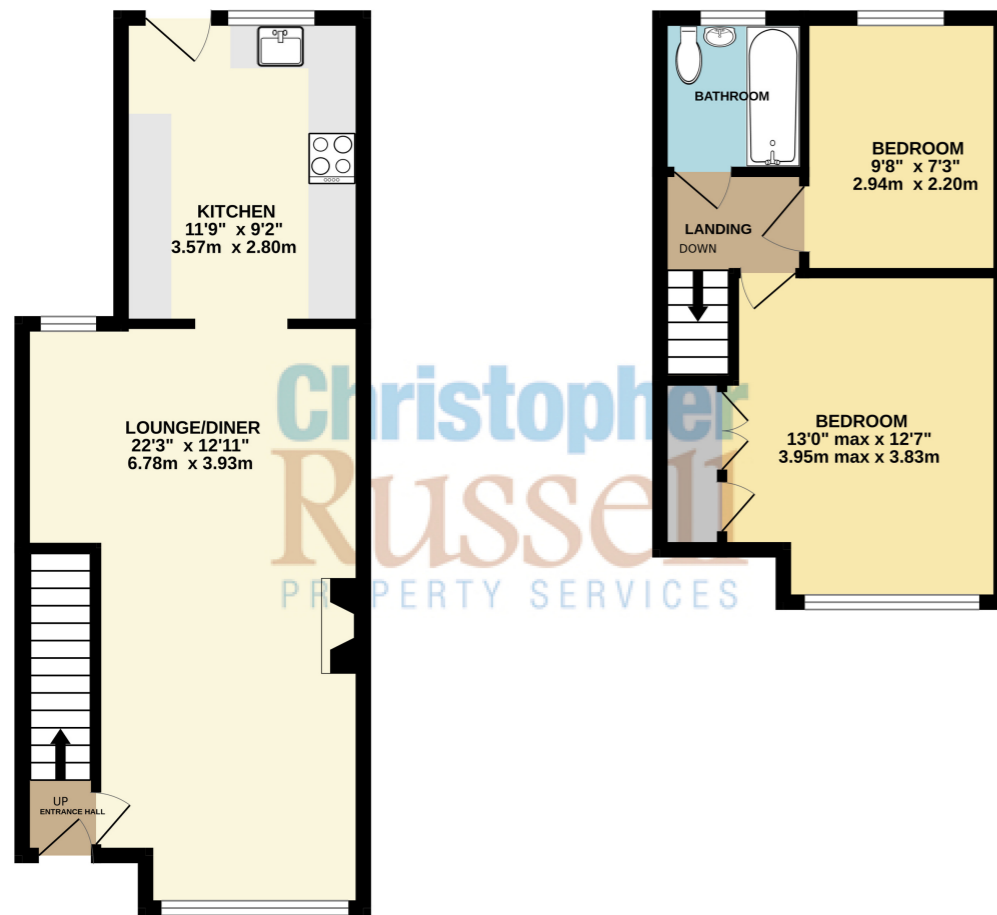
Outside, the property boasts off-street parking and a rear garden extending approximately 100ft.

Council Tax Band C.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



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TOTAL FLOOR AREA : 664 sq.ft. (61.7 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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			