

Guide Price From £425,000

South Gypsy Road, Welling, Kent, DA16

1HP

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £425,000 to £450,000

Three bedroom semi detached house with garage adjoining in need of complete modernisation.

Situated in a convenient location under one mile to Welling train station and half a mile from Bexleyheath train station.

Offered with no onward chain the property comprises, three bedrooms and a bathroom on the first floor with two reception rooms and a kitchen on the ground floor.

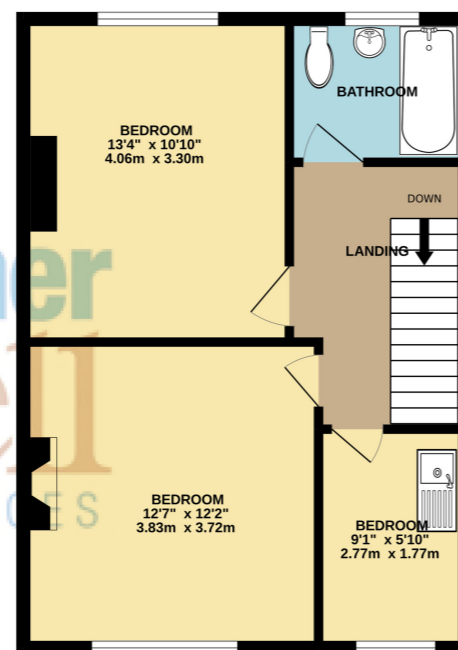
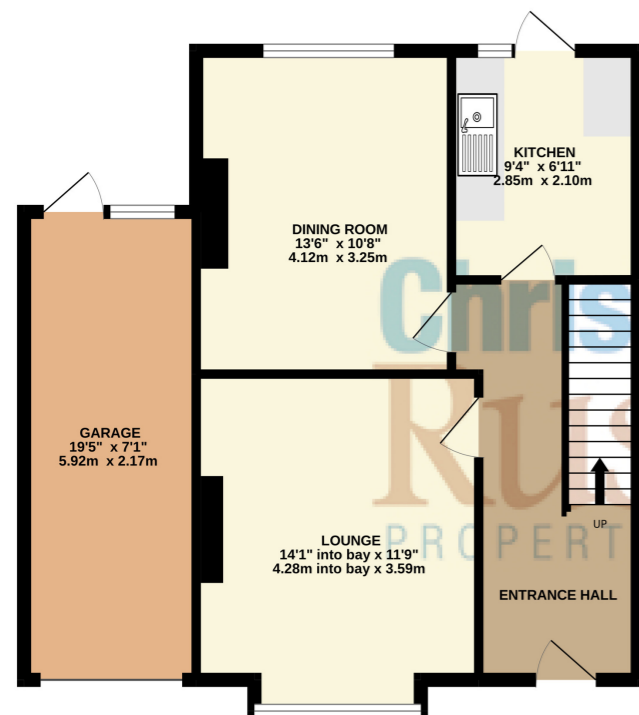
There is a lot of potential to extend STLPP, a front garden with driveway and attached garage. The rear garden extends approximately 70ft.

Council Tax Band D.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			