



£350,000

Keats Road, Welling, Kent, DA16 3NB

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

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Two double bedroom terrace house offered as end of chain. Situated in quiet road, at the edge of the popular 'Poets Estate', with East Wickham public open space nearby.

Short walk to 51 bus route with direct connection to Elizabeth Line and DLR in Woolwich, and SE trains in Welling (just over ¾ mile away).

The accommodation comprises; hall, through lounge/diner and kitchen on the ground floor, with two double bedrooms and a bathroom on the first floor.

Outside there is a front garden and a rear garden that extends approximately 40ft.

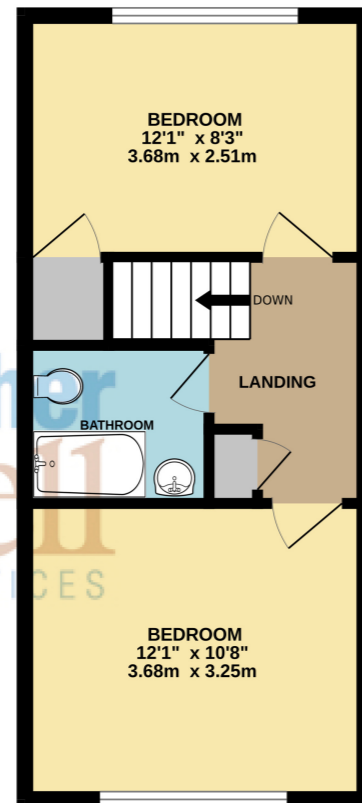
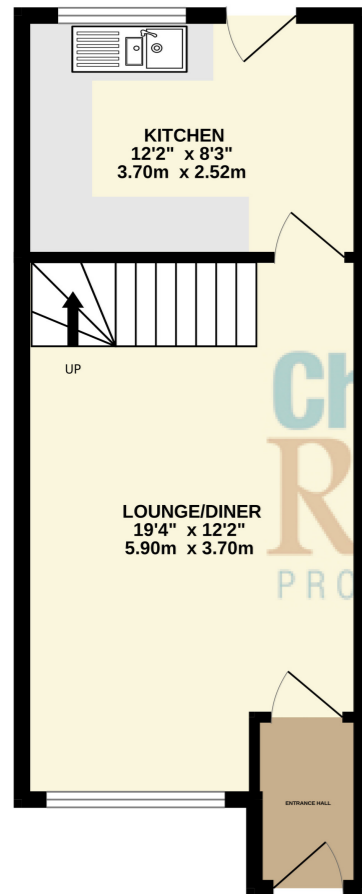
There is a garage en bloc and ample street parking.

Council Tax Band C.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



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TOTAL FLOOR AREA : 692 sq.ft. (64.3 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	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC