



Guide Price £400,000

Orchard Road, Welling, Kent, DA16 1QG

Christopher  
Russell  
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £400,000 to £425,000.

A characterful two double bedroom terraced house, ideally situated just a very short walk from Welling railway station.

This attractive Victorian property retains many original features and further benefits from a ground floor extension with underfloor heating, along with a larger-than-average first floor bathroom.

The accommodation comprises an entrance leading directly into the parlour, a dining room, kitchen and a side lean-to providing access to a separate ground floor WC.

To the first floor are two well-proportioned double bedrooms and a generously sized family bathroom.

Externally, the property boasts a landscaped rear garden extending to approximately 35ft, laid mainly to lawn, providing an ideal space for outdoor relaxation and entertaining.

Council Tax Band C.

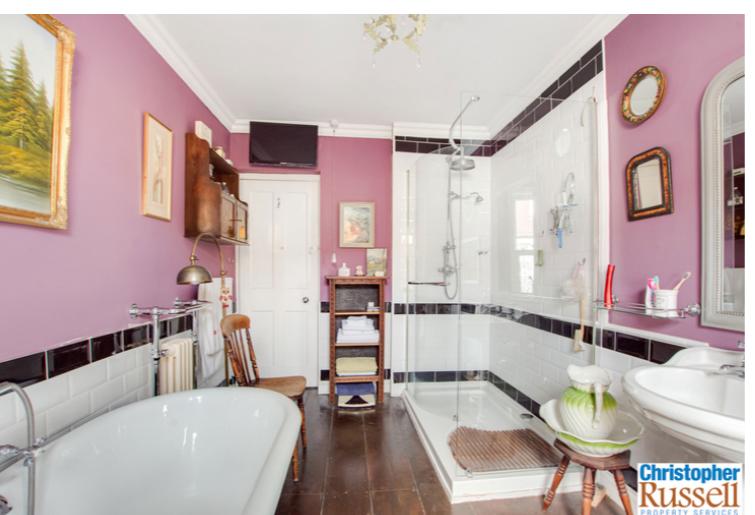
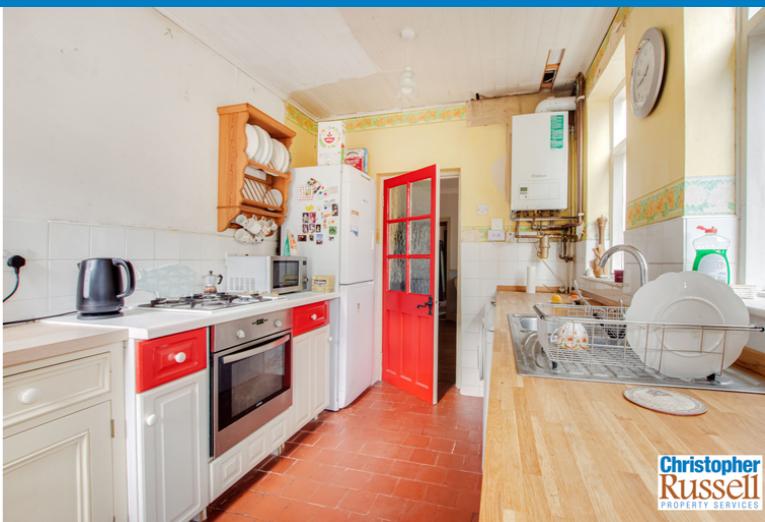
Agents Note: Material Information is available online as brochure 2 below.



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TOTAL FLOOR AREA: 900 sq.ft. (83.6 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. These plans are illustrative purposes only and should not 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England, Scotland & Wales