

Guide Price From £340,000

Wordsworth Road, Welling, Kent, DA16

3NT

**Christopher
Russell**
PROPERTY SERVICES



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Extended two double bedroom end terrace house situated on the popular 'Poets Estate' which is ideally located for Welling train station.

This ideal first time purchase or buy to let investment, the property features a good sized ground floor extension the property comprises; entrance hall, living room, kitchen opening into the spacious dining room. There are two bedrooms and a bathroom on the first floor.

Features include gas central heating, double glazing, a rear garden that is easy to maintain extending approximately 50ft and a garage that is situated en-bloc.

The property is offered with no onward chain.

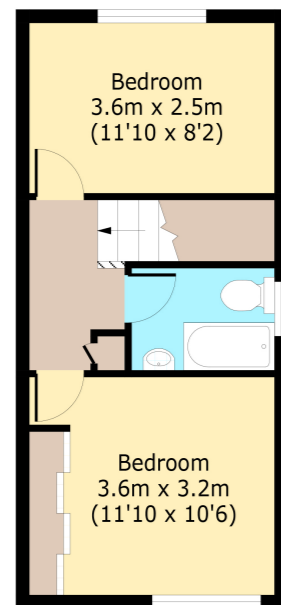
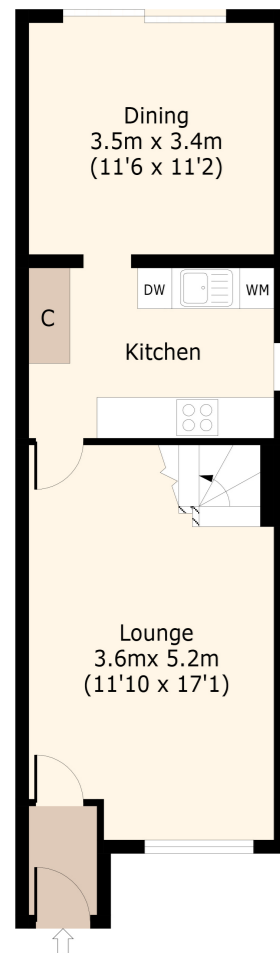


Ground Floor

Approx. 44.3 sq. meters
(477 sq. feet)

First Floor

Approx. 30.3 sq. meters
(326 sq. feet)



Total area: approx. 74.6 sq. meters (803 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC