

Truuli



Teevan Close, Croydon, Surrey, CR0

£325,000 Share of Freehold

- No onward chain
- Two double bedrooms
- Share of freehold
- Built in storage
- Recently refurbished
- Popular residential location
- Private garden
- Very close to transportation

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

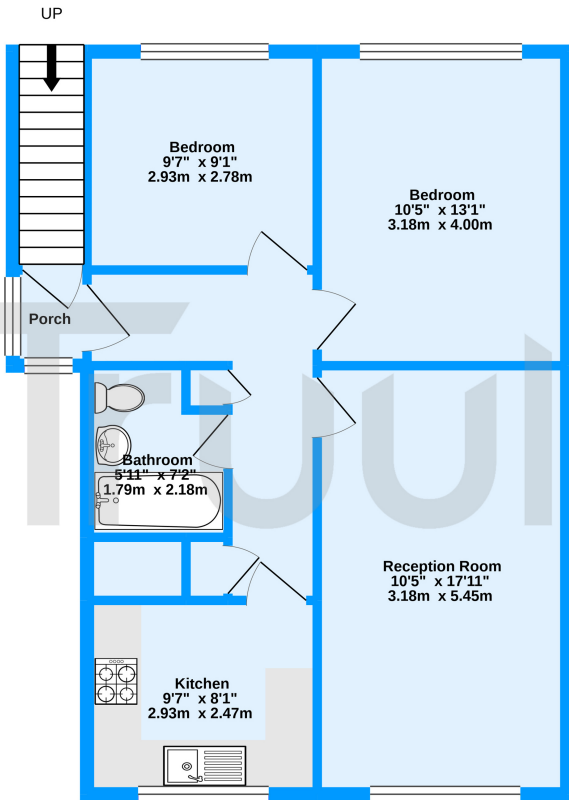
Email: save@truuli.co.uk Web: www.truuli.co.uk

Teevan Close, Croydon, Surrey, CR0

£325,000 Share of Freehold

Situated on Teevan Close this first floor maisonette comprises; a front porch, two double bedrooms, a three piece bathroom suite, built in storage and a private rear garden. The property has been refurbished throughout and is ready for the new owner to move straight in. Teevan Close is located just off of Teevan Road which is one of Croydon's most highly regarded roads. Teevan Close is moments away from Addiscombe High Street which has an array of amenities that will suit all your needs. The property is within close proximity to Blackhorse & Addiscombe Tram Stops, as well as being within close distance to both East Croydon and Norwood Junction train stations for all your commuting needs. An early viewing is advised as affordable maisonettes within this area do not come up often.

First Floor
662 sq.ft. (61.5 sq.m.) approx.



Teevan Close, Croydon, CR0

TOTAL FLOOR AREA: 662 sq.ft. (61.5 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	59 63		0
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

