

OIEO £350,000

Ramillies Road, Sidcup, Kent, DA15 9JE

**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.

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Christopher Russell Property Services

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THIS IS THE BEST TWO BEDROOM HOUSE AND EXCEPTIONALLY GOOD VALUE FOR MONEY.

Very well presented two bedroom terrace house situated in a good location under one mile to Sidcup train station and a short walk to The Oval Shopping parade with its excellent variety of restaurants, coffee shops and shopping facilities. Its is Conveniently situated for Chatsworth Infant, Burnt Oak and Holy Trinity Primary schools

The property has new plastered walls and ceilings, gas central heating, double glazing, modern fitted kitchen with an integrated fridge/freezer, oven and hob and modern bathroom suite.

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

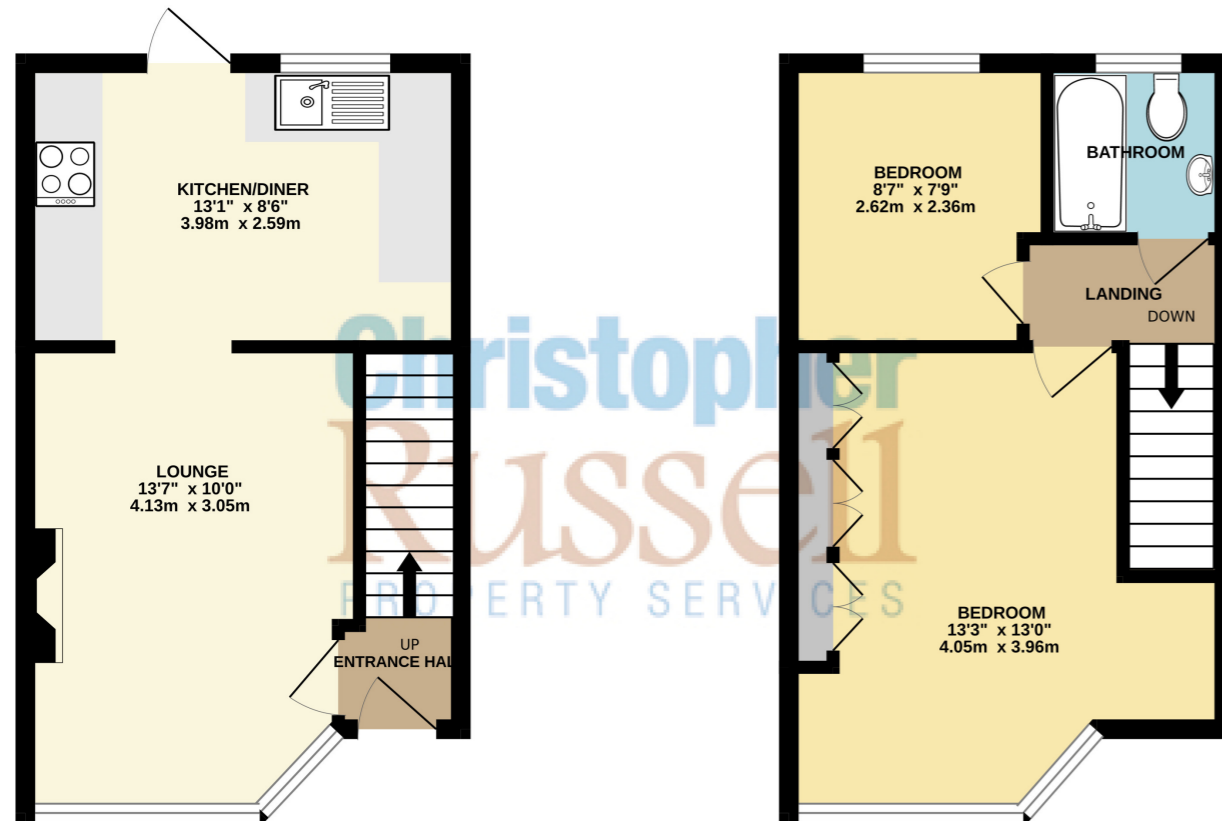
There is off street parking on the front driveway and a fenced rear garden extending approximately 60ft that has a rear service road and backs onto Penhill Park.

Council Tax Band C.



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	