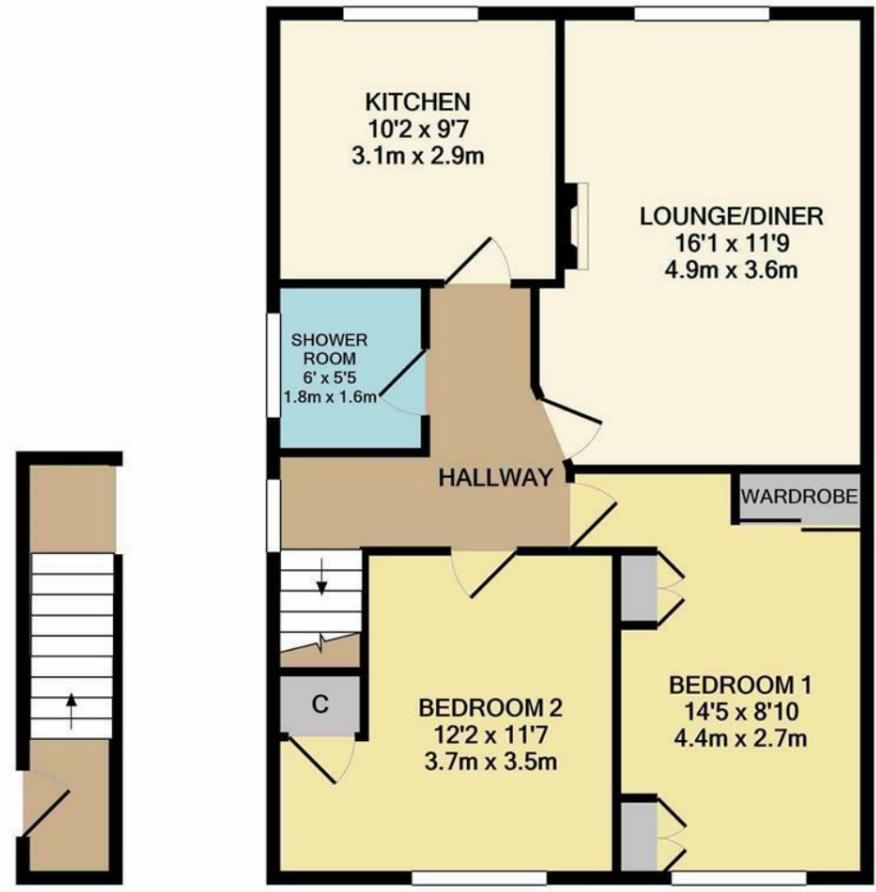




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



ENTRANCE FLOOR
APPROX. FLOOR
AREA 49 SQ.FT.
(4.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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THWAITE CLOSE
ERITH
Guide Price £240,000



Anthony Martin
Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Guide Price £240,000-£260,000

Located within a short stroll from Northumberland Heath high street and tucked away in a quiet cul de sac is this immaculate two bedroom first floor maisonette which is being sold with no forward chain!

Perfect for those first time buyers who are looking to move straight into a property with no work required and also a buy to let investor offering a healthy potential rental figure of around £1050 pcm!

Offering spacious accommodation throughout the property comprises of two very large double bedrooms, a bright open lounge/diner looking out onto your own separate garden! A large kitchen and also a very good sized shower room.

"Please note Japanese Knotweed has been previously located close by in an unregistered land parcel in the vicinity of the property, but not within the boundaries of the property. This is currently subject to a treatment plan, with an insurance backed guarantee and expected to be fully eradicated"

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

THWAITE CLOSE

ERITH

- 2 BEDROOM MAISONETTE
- FIRST FLOOR
- QUIET CUL DE SAC
- CHAIN FREE
- 690 SQ FT
- PRIVATE REAR GARDEN
- EPC: C 73
- OVER 900 YEARS LEASE

