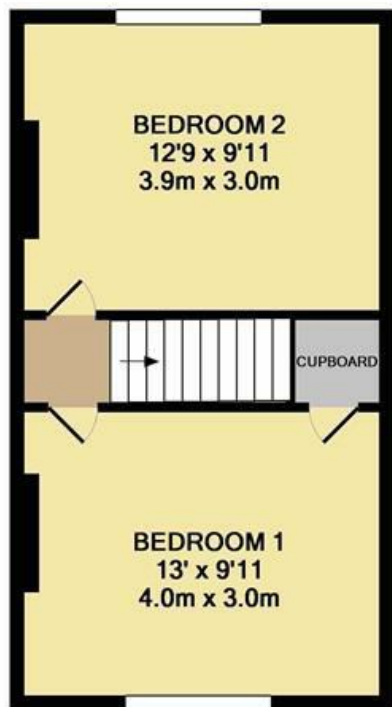


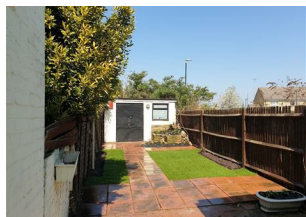
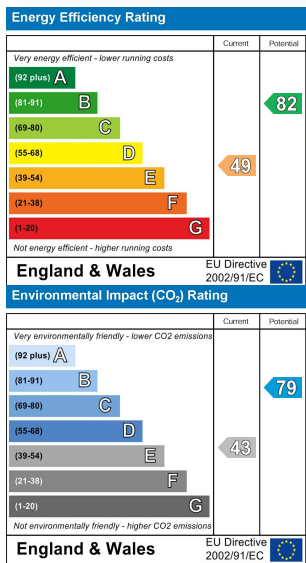
GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 278 SQ.FT.
(25.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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
Made with Metropix ©2018



MANOR ROAD

ERTH

Guide Price £250,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

Anthony Martin
Estate Agents

Midfield Parade, 9 Mayplace Road East,
Bexleyheath, Kent, DA7 6NB

01322 557457

barnehurst@anthonymartin.co.uk

www.anthonymartin.co.uk

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



**** PRICE GUIDE £250,000 - £275,000 ****

Located in a perfect position for local amenities is this two double bedroom end of terrace property. The property is within walking distance to Erith High street offering an array of shops and restaurants this would suit those who need to be within easy access to local shops and transport links to and from work. The train station is close by for those who need to commute on day to day basis.

The ground floor has been tastefully refurbished offering a neutral playing field for the next buyer to add their own stamp as they go but allows them to initially kickback and relax in their new house. The lounge is at the front of the property and the stairs separate the dining room from the lounge . The dining room is to the rear of the property ideal for those who like to gather around the dining table with the family or even friends who visit. The kitchen is an ample size and there is a ground floor bathroom.

The first floor offers two bedroom both of which are a double allowing for plenty of space for wardrobes.

Outside there is a low maintenance garden and garage to the rear to hold all of your gardening tools.

Please note there is also a 20 year damp course guarantee and the boiler is new.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

MANOR ROAD

ERITH

- End Of Terrace
- Two Double Bedrooms
- Lounge And Separate Dining Area
- Ground Floor Bathroom
- Area: 680 Sq.Ft
- Private Rear Garden
- EPC: E 49
- No Chain
- Close To Erith Town Centre
- Ideal First Time Buy

