



## RAMILLIES ROAD

SIDCUP

£1,295

# Ramillies Road

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Completely refurbished and ready to move in to is this two bedroom terraced property.

The current owners have undergone a full and extensive refurbishment programme over the past few months by installing a brand new heating system, new wiring, newly plastered walls and ceilings, completely decorated, a new kitchen, shower room and hard standing to the front.

The ground floor has a lounge which leads to a kitchen diner which in turn leads to the garden.

Upstairs has two bedrooms and a shower room.

## SUMMARY OF ACCOMMODATION

### Entrance Door

### Lounge

13'5 x 10'1 (4.09m x 3.07m)

### Kitchen / Diner

12'11 x 8'2 (3.94m x 2.49m)

### Landing

### Bedroom 1

13'5 x 13 (4.09m x 3.96m)

### Bedroom 2

8'3 x 6'9 (2.51m x 2.06m)

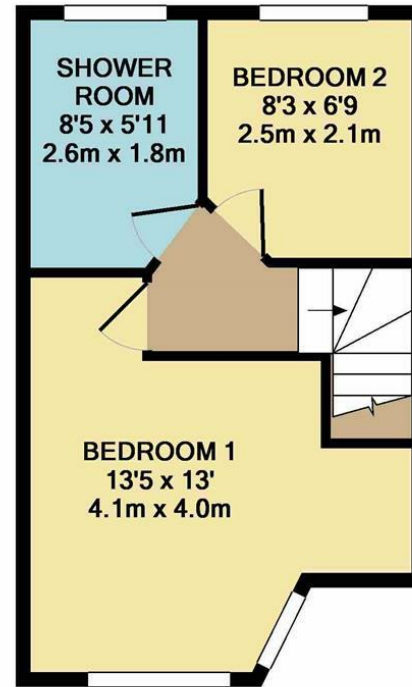
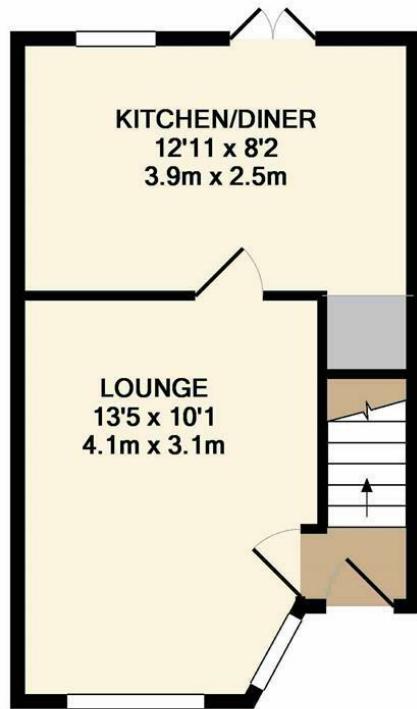
### Shower Room

8'5 x 5'11 (2.57m x 1.80m)

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APPROX. GROSS INTERNAL FLOOR AREA sq ft



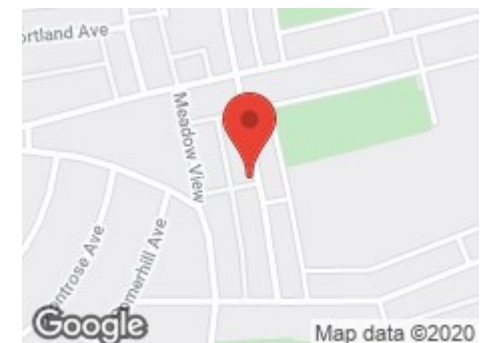
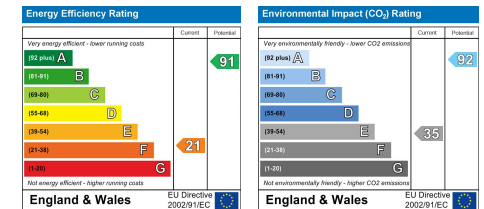
GROUND FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 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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