



GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 64 | |
| (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 | |



GRANVILLE ROAD
WELLING
Offers Over £325,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@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



ANTHONY MARTIN are delighted to offer NEW to the market this CHAIN FREE TWO DOUBLE BEDROOM Victorian mid terrace home which is in need of some updating making this perfect for adding your own stamp to!

The property is located on a popular road in Welling which is close to all amenities including, local supermarkets, schools, Danson Park, public transport and easy access to the A2/M25 links.

Being Victorian this property is very spacious and has lovely high ceilings which adds to the sense of space. The accommodation on offer consists of an entrance hall, bay fronted lounge to the front of the property, dining room to the middle and kitchen to the rear which also gives access to the rear garden.

To the first floor there are two double bedrooms and a large family bathroom. The master bedroom is a fantastic size which spreads across the width of the property.

This is a great property and should be at the top of anyone's viewing list, so call us today to arrange your viewing!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

GRANVILLE ROAD

WELLING

- Chain free
- In need of some updating
- Great location
- Victorian home
- Two double bedrooms
- Large first floor bathroom
- Two reception rooms
- Call Anthony Martin to view
- Floor Area: 887 sq ft
- EPC Rating: D

