



GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 251 SQ.FT.  
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



MANOR ROAD

ERTH

Guide Price £240,000



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

Zoopla.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





Anthony Martin Estate Agents are offering to the market this chain free two bedroom mid terrace property located within a stones throw distance of local amenities, shops, and transport links. Ideal for those first time buyers looking to move quickly or even an investor to add to their portfolio.

The ground floor accommodation is open plan with a large lounge/diner. The kitchen offers an outlook onto a low maintenance rear garden and there is a ground floor bathroom. Although this property needs a small amount of TLC it has the makings of being a great property to start off your journey on the property ladder. Two bedrooms are located to the first floor.

Outside is a low maintenance garden.

This property is being sold chain free.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## MANOR ROAD

ERITH

- Mid Terrace
- Two Double Bedrooms
- Spacious Lounge/Diner
- Ground Floor Shower Room
- Area: 686 Sq.Ft
- Private Rear Garden
- EPC: TBC
- Chain Free
- Bus Stop Close By
- Close To Town Centre

