



GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 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  
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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	



**PARKSIDE AVENUE**  
**BEXLEYHEATH**  
Guide Price £250,000



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PrimeLocation.com

OnTheMarket.com

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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





£250,000-£270,000

Anthony Martin Estate Agents are delighted to offer for sale this two bedroom mid terraced property, ideal for those looking to start their journey on the property ladder.

Some updating is required, however in years past this has benefited from an extension making the downstairs a little larger, so there is plenty of scope to put your own mark on this home.

The through lounge leads directly to the kitchen and in turn to the garden which boasts rear access and a garage.

Upstairs has two bedrooms and a family bathroom.

There is no chain ahead, so if you have your finances in place please arrange your viewing today.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## PARKSIDE AVENUE

BEXLEYHEATH

- TWO BEDROOM
- UPSTAIRS BATHROOM
- REAR ACCESS AND GARAGE
- NO CHAIN AHEAD
- IN NEED OF MODERNISATION
- 616 SQ FT
- EXTENDED TO REAR

