



MORTIMER ROAD

ERTH

Offers Over £400,000



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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.

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Offered to the market is this three bedroom semi detached house. Being in such a good location this property offers great local transport links, local schools and local amenities all within walking distance including the train station.

The ground floor accommodation briefly comprises of an spacious lounge/diner leading to a stunning conservatory offering picturesque outlook onto the garden. This ample space is ideal for a growing family or even someone downsizing, yet retaining much needed living space. Outside is the garden with additional side access from the front of the house. The kitchen breakfast room is perfect for those keen chefs out there.

Three bedrooms, all of which a great size are perfect space a family looking for additional space. A family bathroom is just off the landing and a ground floor shower room is to the ground floor.

Of street parking via a driveway for those who wish to keep any vehicles off the road.

NOTE: Please note that this property is lease hold, with a lease term of 999 years from 1964 and the current ground rent is £15 per year. Further enquiries should be made via your chosen conveyancers.

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

MORTIMER ROAD

ERITH

- 1960's Semi Detached House
- Three Double Bedrooms
- Spacious Lounge/Diner With Conservatory Offering A Stunning Outlook Onto Garden
- Ground Floor and First Floor Bathrooms
- Area: 1,511 Sq.Ft
- Large Private Rear Garden
- EPC: TBC
- Garage And Off Street Parking
- Cul De Sac Location
- Amenities Close By

