



GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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			86
(81-91) B			
(69-80) C		66	
(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			84
(81-91) B			
(69-80) C		62	
(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	



SOUTH GIPSY ROAD
WELLING
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Estate Agents

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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



Anthony Martin are delighted to offer to the market this RARELY AVAILABLE TWO DOUBLE BEDROOM Victorian mid terrace home, the property has been lovingly cared for and improved by the current owners meaning the next lucky owner can simply move in, unpack, put there feet up and relax.

Being Victorian, the property has spacious rooms throughout with lovely high ceilings to match, the accommodation consists of two double bedrooms to the first floor, the master bedroom spreads across the front of the property and the second to the rear of the property overlooking the garden, the bathroom is also to the first floor and is a great size.

To the ground floor there is a good size lounge which is bay fronted, this is then open plan to the dining room, to the rear of the property is the kitchen with modern units and worktops.

Externally there is a well maintained rear garden and OFF ROAD PARKING to the front for one car.

If all this wasn't enough, you will also be pleased to know that you are within walking distance to everything you might need and these include, Danson Park. Welling train station, a range of different shops including Morrisons and Tesco supermarkets, schools and also a wide range of bars and restaurants!

This certainly should be at the top of your viewing list and is one not to be missed, CALL ANTHONY MARTIN TODAY!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SOUTH GIPSY ROAD

WELLING

- Rarely available
- Very well presented
- Off road parking
- Two double bedrooms
- Large first floor bathroom
- Modern kitchen
- Open plan lounge / dining room
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: tbc

