



GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



ST. JOHNS ROAD

ERTH

Guide Price £280,000



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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



For those who are looking for a character property then look no further this charming two bedroom mid terrace Victorian property is that missing gem you have been looking for. The property itself oozes charm and retains many original features. The house is well located for local amenities and transport links and would suite a first time buyer looking to get onto the ladder and who are also looking for good links to commute to work.

The ground floor offers two separate reception rooms. The main reception offers a traditional frontage and boasts a feature fireplace leaving the room feeling warm and inviting of an evening. The dining room is to the rear and is ideal for those who either want another lounge or even if they need a dining area away from the first reception room. The the kitchen is of a good size and there is access onto the garden.

The first floor offers two double bedrooms and a large family bathroom.

Outside the garden is mainly laid to lawn and would be ideal for those who want more outdoor space.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ST. JOHNS ROAD

ERITH

- Mid Terrace
- Two Double Bedrooms
- Lounge And Separate Dining Area
- First Floor Bathroom
- Area: 898 Sq.Ft
- Private Rear Garden
- EPC: TBC
- On Street Parking
- Ideal First Time Buy
- Quiet Location

