



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

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | |
| (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 | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 47 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



STANDARD ROAD
SOUTH BEXLEYHEATH
Asking Price £270,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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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

Calling all DIY enthusiasts, have we got as property for you!

Located in the heart of Bexleyheath's town centre is this THREE BEDROOM mid terrace property which is in need of complete refurbishment throughout, The accommodation on offer comprises of an open plan lounge / dining room, kitchen and bathroom all to the ground floor whilst to the first floor there are three good size bedrooms.

Externally there is off road parking to the front for one car and a good size rear garden.

The property is located on a popular road in South Bexleyheath which is literally walking distance to everything you might need from Bexleyheath train station to a range of different shops, bars and restaurants.

To not miss out on this opportunity CALL ANTHONY MARTIN NOW!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

STANDARD ROAD

SOUTH BEXLEYHEATH

- Chain free
- Town centre location
- In need of complete refurbishment
- Three bedrooms
- Lounge / diner
- Kitchen
- Ground floor bathroom
- Call us now to view
- Floor area
- Epc Rating E