



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.8 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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EVERSLEY AVENUE
BEXLEYHEATH
Guide Price £200,000



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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



£200,000 - £220,000

Offered to the market is this two bedroom ground floor maisonette in need of modernisation. Located within walking distance to Barnehurst train station this property would suit a first time buyer looking for that first step property.

The property comprises of two spacious bedrooms one currently being used as a study. The kitchen has been re plastered and offers direct views onto the garden. A spacious lounge is off the hallway offering direct access onto the garden and the bathroom is in need of modernisation.

Outside this maisonette has its own private rear garden with a large garage at the rear accessed via a secured gate located in Parkside Cross. There is plenty of on street parking with marked parking bays outside the property but potential for off street parking STPP.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

EVERSLEY AVENUE

BEXLEYHEATH

- Ground Floor Maisonette
- Two Bedrooms
- Lounge With Direct Access Onto Garden
- Bathroom in Need Of Modernisation
- Private Rear Garden
- Ideal First Time Buy
- EPC: D 65
- Close To Barnehurst Train Station
- In Need Of Modernisation
- Garage To Rear Of Property

