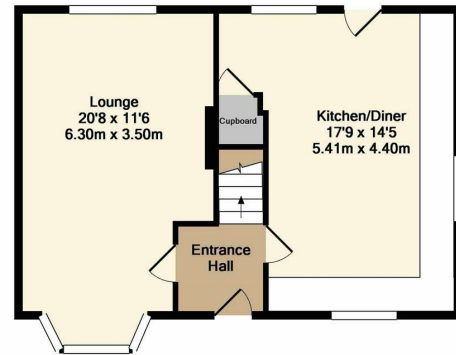
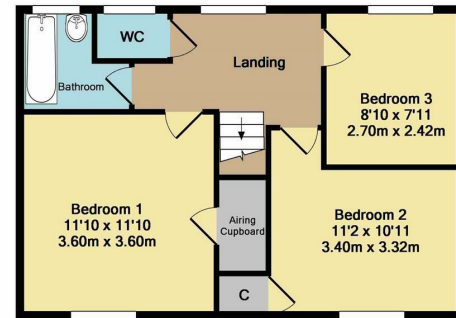


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. Floor
Area 461 Sq.Ft.
(42.8 Sq.M.)



1st Floor
Approx. Floor
Area 454 Sq.Ft.
(42.2 Sq.M.)

Total Approx. Floor Area 915 Sq.Ft. (85.0 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.
Made with Metropix ©2017



CLOUDESLEY ROAD
ERITH
Offers Over £310,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

Anthony Martin
Estate Agents

Midfield Parade, 9 Mayplace Road East,
Bexleyheath, Kent, DA7 6NB

01322 557457

barnehurst@anthonymartin.co.uk

www.anthonymartin.co.uk

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



CASH BUYERS ONLY DUE TO WORK NEEDED

Offered to the market with no forward chain is this three bedroom semi detached family home.

Even though a complete refurbishment is needed, this has all the makings of a great family home for many years to come. Its size mixed with potential are the two perfect ingredients.

The ground floor has a lounge on one side running from front to back and the same with the kitchen diner. Both of a great size.

Upstairs has three spacious bedrooms and a bathroom with a separate W/C.

The grounds themselves are quite impressive. There is a good sized plot to the rear which would be ideal to store a caravan in or even the potential to build a log cabin.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CLOUDESLEY ROAD

ERITH

- Style: End Of Terrace
- Bedrooms: 3
- Receptions: 1
- Bathrooms: 1
- Area: 915 Sq.Ft
- Private Rear Garden
- EPC: D 58
- Off Street Parking
- Chain Free
- In Need Of Modernisation

