

VINCENT
CHANDLER



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2 Bedroomed Victorian Cottage

Mid Terraced Home

Up Stairs Bathroom

Popular Bromley Old Town Area

Walking Distance To Bromley North Village

No Chain



Wharton Road Bromley

£435,000

Front Door To Storm Porch:

Door To:

Living/Dining Room:

Single glazed bay window to front aspect views, single panel radiator, two feature fire places, built in shelving and power points

Kitchen:

Single glazed window to rear aspect views, stable door to rear garden, matching range of base and eye level units with work surfaces over, four ring gas hob, oven and extractor hood, stainless steel sink with hot and cold mixer tap, washing machine, fridge/freezer, space for dish washer, and part tiled walls.

Stairs To First Floor:

Landing:

Double panelled radiator and airing cupboard.

Master Bedroom:

Single glazed window to front aspect views, single panel radiator, built in wardrobes and power points.

Bathroom

Single glazed obscure window to rear aspect, panel enclosed bath with hot and cold mixer tap and shower attachment, pedestal wash hand basin with hot and cold taps, close coupled WC, cabinet, heated towel rail and part tiled walls.

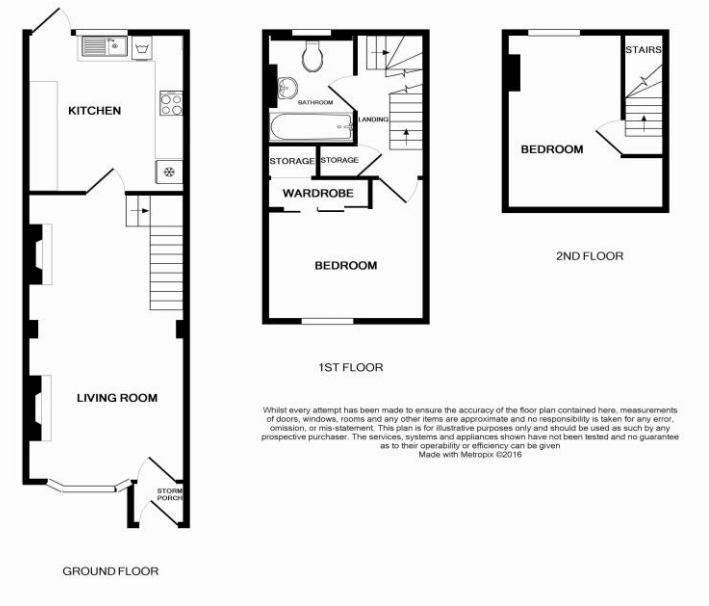
Stairs To Second Bedroom:

Single glazed window to rear aspect view, single panel radiator and power points.

To The Rear:

Garden:

Patio with mature shrubs and bushes and rear access.



Wharton Road Bromley

CLAUSES:**FREEHOLD NOT CONFIRMED:**

It is believed that the property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate.

Vincent Chandler Ltd

Vincent Chandler have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relation to specific points of importance for example condition of items, permissions, approvals and regulation. The accuracy of these details are not guaranteed and they do not form part of the contract.

Metropix

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.

Energy Performance Certificate

1, Wharton Road, BROMLEY, BR1 3LE

Dwelling type: Mid-terrace house
Date of assessment: 02 March 2016
Date of certificate: 03 March 2016

Reference number: 0228-2072-7267-4836-0920
Type of assessment: RdSAP, existing dwelling
Total floor area: 77 m²

Use this document to:



- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,432
Over 3 years you could save	£ 1,098

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 153 over 3 years	
Heating	£ 2,721 over 3 years	£ 1,959 over 3 years	
Hot Water	£ 456 over 3 years	£ 222 over 3 years	
Totals	£ 3,432	£ 2,334	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>48</p>	<p>Potential</p> <p>75</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 267	
2 Draught proofing	£80 - £120	£ 30	
3 Low energy lighting for all fixed outlets	£30	£ 87	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.