

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
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26 Fairwater Avenue, Welling, Kent, DA16 2HY

Offers in Excess of £250,000

Located on a quiet residential road and offering access to Welling Mainline Station is this two double bedroom end of terrace house. The property is in need of modernisation making it an ideal purchase for someone looking to put their own mark on their home. Internally the property benefits from a reception room and kitchen to the ground floor whilst the first floor boasts two double bedrooms and a shower room. Externally you have off street parking to the front and a mature 80ft approx rear garden. This property is offered chain free and viewings are by appointment only.+

TWO BEDROOM HOUSE* *OFF STREET PARKING* *0.8 MILES FROM WELLING STATION
NO ONWARD CHAIN* *IN NEED OF MODERNISATION* *IDEAL FIRST TIME BUY
QUIET LOCATION* *80FT REAR GARDEN

EPC rating 49 (E)

VIEWING HIGHLY RECOMMENDED

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Entrance Porch

UPVC Double glazed door opening to porch, hardwood front door opening to hallway.

Entrance hall

Windows to side and rear, carpet, electric heater, Door to reception room, stairs to first floor.

Reception Room

21' 4" x 12' 10" (6.5m x 3.9m) Windows to side and front, carpet, wall and ceiling lights, electric fireplace, under stairs storage.

Kitchen

Window to rear, door to rear, ceramic sink with double drainer and mixer tap over, fitted wall & base units with worktop over, plumber for washing machine, wall mounted boiler.

Landing

Carpet, loft access, doors leading to bedrooms and shower room.

Bedroom 1

12' 6" x 10' 6" (3.8m x 3.2m) Bay window to front, ceiling light.

Bedroom 2

11' 10" x 7' 3" (3.6m x 2.2m) Window to rear, carpet, ceiling light.

Shower Room

5' 7" x 5' 3" (1.7m x 1.6m) Window to rear, Shower cubicle, low level WC, Pedestal Wash Hand Basin, Carpet.

Garden

70' 0" x 0' 0" (21.32m x 0.00m) Patio area, laid lawn, fence surround, mature shrubs & trees.



Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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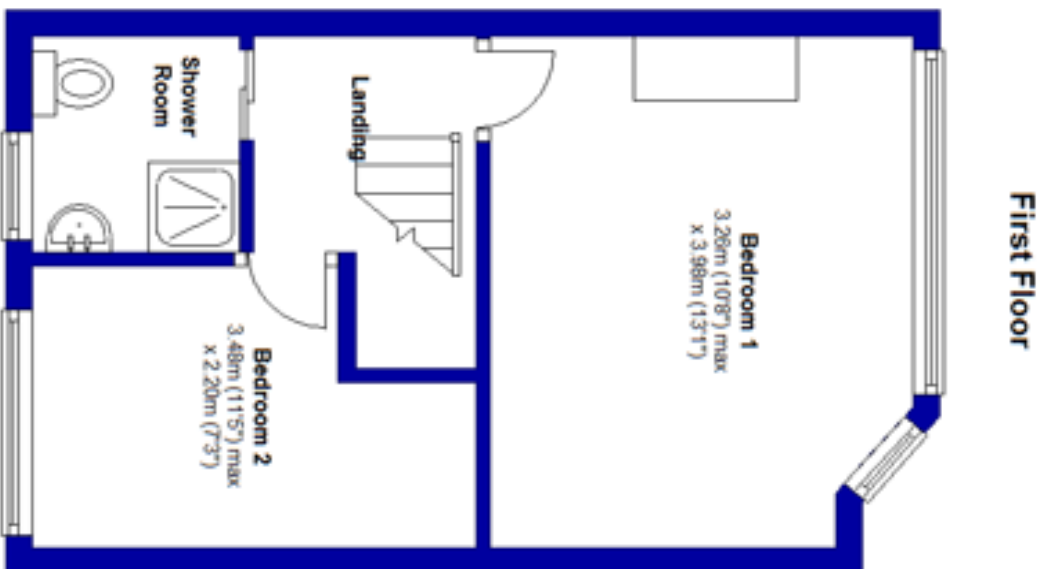
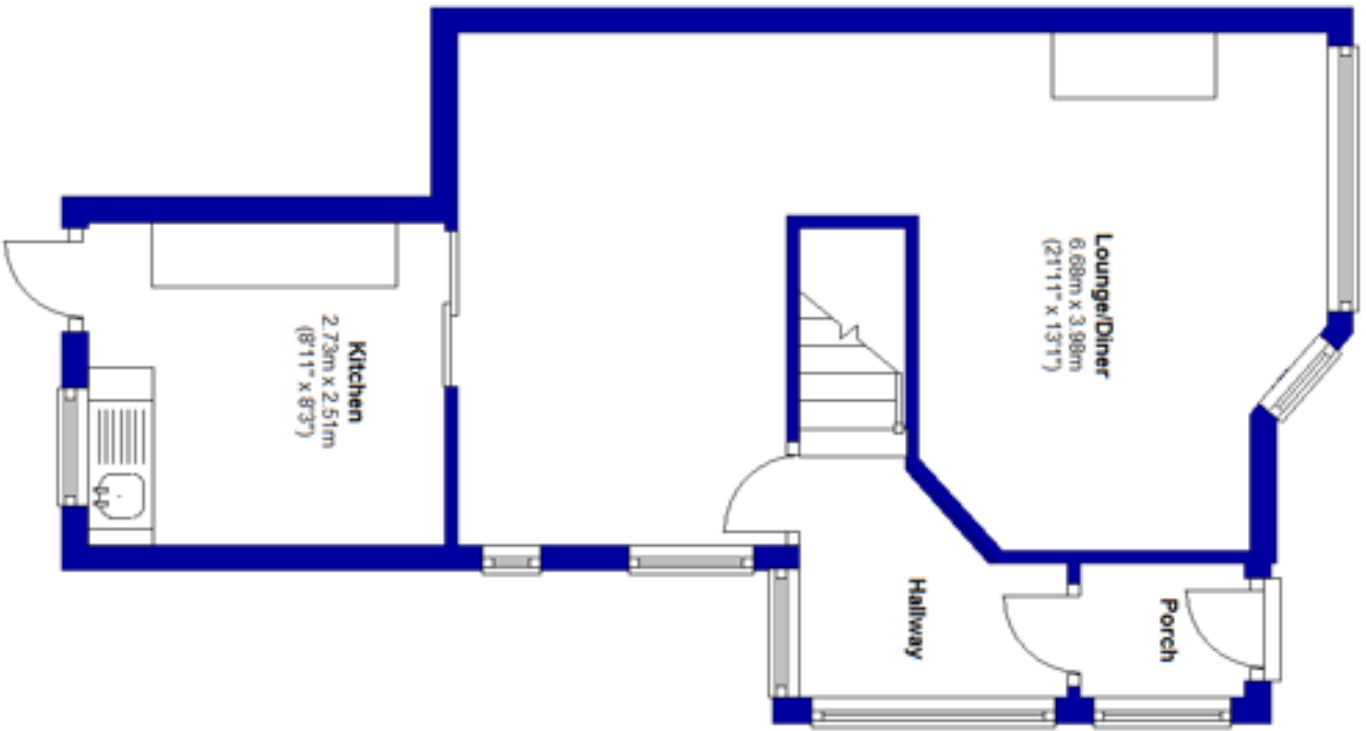
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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.

Ground Floor



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