

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



Baldwyns Road, Bexley, Kent, DA5 2AB

Guide £260,000-00

Harpers & Co are delighted to offer this 2 bedroom terrace house that is in need of a new kitchen and bathroom and light modernization. This excellent property which offers ample sized 25ft lounge with ample sized bedrooms and a large bathroom. The garden is mainly laid to lawn with a small parcel at the end which could be made into a separate garage and or provide a larger than usual parking space. Situated in the popular Baldwyns Park area near Bexley Village and in close proximity to the areas best schools this property could make a fantastic family home

CHAIN FREE* *POTENTIAL TO EXTEND* *IDEAL FOR FIRST TIME BUYERS
SCOPE FOR IMPROVEMENT* *DOUBLE GLAZING THROUGHOUT* *GOOD SIZE GARDEN
CLOSE PROXIMITY TO PRIMARY AND SECONDARY SCHOOLS* *GOOD TRANSPORT LINKS
CLOSE PROXIMITY TO GOOD SCHOOLS* *25FT LOUNGE

EPC rating 53 (E)

VIEWING HIGHLY RECOMMENDED

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2 bedroom Terrace in need of light modernization and refurbishment with excellent scope to become a fantastic family home and scope to extend into large loft.

VIEWINGS HIGHLY RECOMMENDED.

Situated in the popular Baldwin's Park area near Bexley Village and in close proximity to the area's best schools this property could make a fantastic family home. This property will no doubt appeal to first time buyers and or Buy To Let Investors looking for a light project which could become a worthy purchase. We strongly urge early viewings and call Harpers & Co on 01322 524425.

Entrance Hall: 2.8' (9.1ft) X 1.9' (6.2ft)UPVC door to hall, fully carpeted throughout, access to living room/front room. Stairs to first floor accessing Bedroom 1, Bedroom 2 and first floor bathroom.

Lounge Area: 7.0' (22.9ft) X 3.4' (11.1ft)Large 25 ft open plan lounge, fully carpeted throughout, skirting, UPVC windows with front garden views, UPVC windows with rear garden views, curtain rails fitted above both windows, two pendant light fittings, fitted shelves, two wall mounter electric storage heater units, double doors to hallway, access to kitchen, Ariel points for TV/phone, multiple plug points.

Kitchen Area: 3.2' (10.4ft) X 2.1' (6.8ft)Vinyl flooring throughout, skirting, UPVC window with garden views, UPVC door to garden, pendant light fitting, part tiled walls, storage cupboards above and under work tops, four ring ceramic hob, stainless steel sink unit with draining board, chrome mixer taps, storage space under work units for fridge/freezer/washer/dryer etc, storage cupboard to right hand side, multiple plug points. (All appliances untested)

Bathroom: 3.2' (10.4ft) X 2.1' (6.8ft)Fully carpeted throughout, sink unit, WC, bath unit, storage cupboard.

Bedroom 1: 4.0' (13.0ft) X 4.3' (14.1ft)Fully carpeted throughout, skirting, 3 UPVC windows with garden views, wardrobes, 2 pendant light fittings, multiple plug points, 1 x wall mounted electric storage heater.

Bedroom 2: 3.6 (11.8ft) X 2.5 (8.2ft)Fully carpeted throughout, skirting, UPVC windows, pendant light fitting, multiple plug points.

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Special Remarks: We are delighted to offer this property which would make an ideal first time buy or Buy To Let investment. In need of a very light makeover, it provides an excellent blank canvas for those wanting to stamp their mark on a house that offers great potential and scope. We strong advise viewings through Sole Agents Harpers & Co on 01322 524425.

Nearest stations

Bexley 0.9

Crayford 0.7

Albany Park 1.4

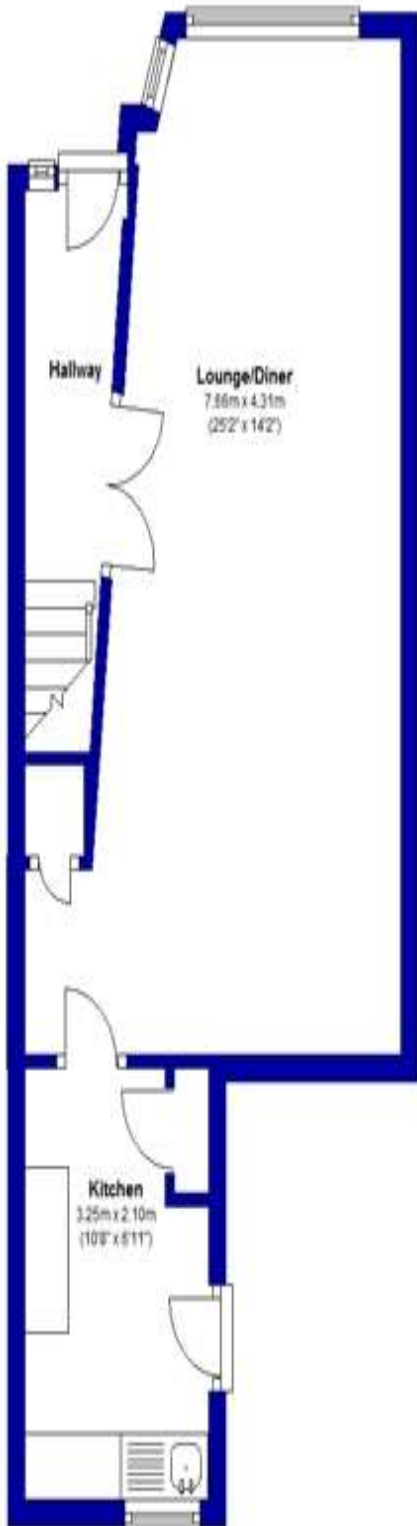
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

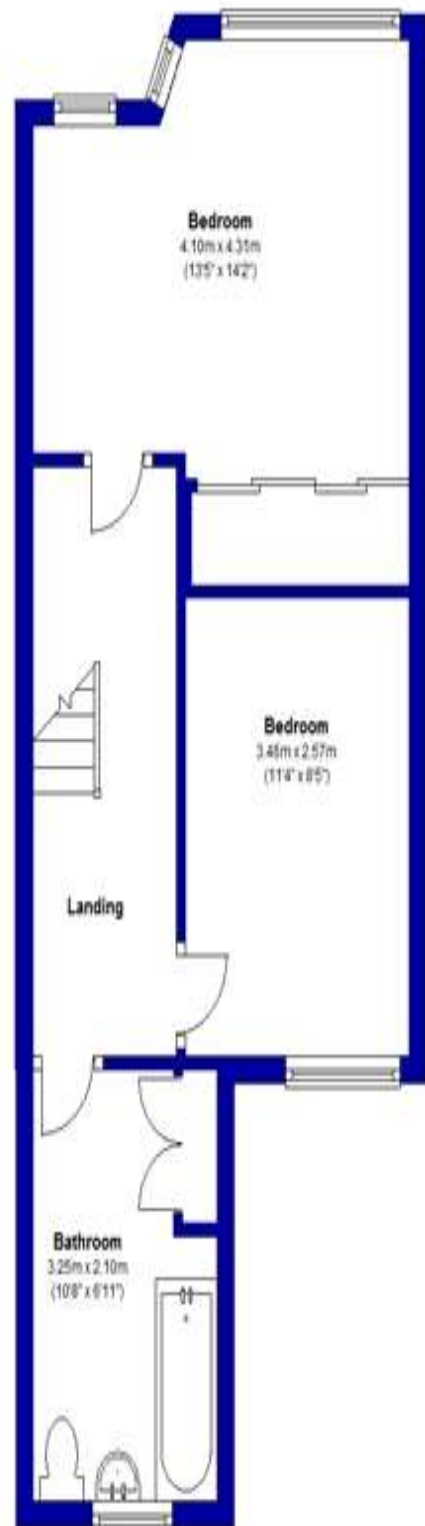
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Ground Floor



First Floor



Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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