

VILLAGE ESTATES

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GARAGE TO REAR

LOW ANNUAL CHARGES

LEASE IN EXCESS OF 900 YEARS

CLOSE TO LOCAL SHOPS

NO FORWARD CHAIN

PRIVATE REAR GARDEN



225 Main Road
Sidcup, DA14 6RJ

Guide Price £300,000-£310,000

Village Estates present a first floor maisonette with two good size double bedrooms, newly fitted kitchen and benefits from a lease over 900 years left remaining. Offered with no forward chain, very low annual charges, private rear garden with direct access into your own garage which can house a car.

ENTRANCE HALL: Double glazed door to side. Stairs to first floor. Carpet.

LANDING: Double glazed window to side. Access to loft. Radiator. Carpet.

LOUNGE: 17' 1" x 10' 10" (5.20m x 3.30m) Double glazed window to rear. Radiator in decorative cover. Carpet.

KITCHEN: 10' 5" x 9' 9" (3.17m x 2.97m) Double glazed windows to side and rear. Range of wall, drawer and base units with woodblock work surfaces. Ceramic butler sink with mixer tap. Built-in oven and gas hob with extractor. Larder cupboard. Integral fridge/freezer. Plumbed for washing machine. Part tiled walls.

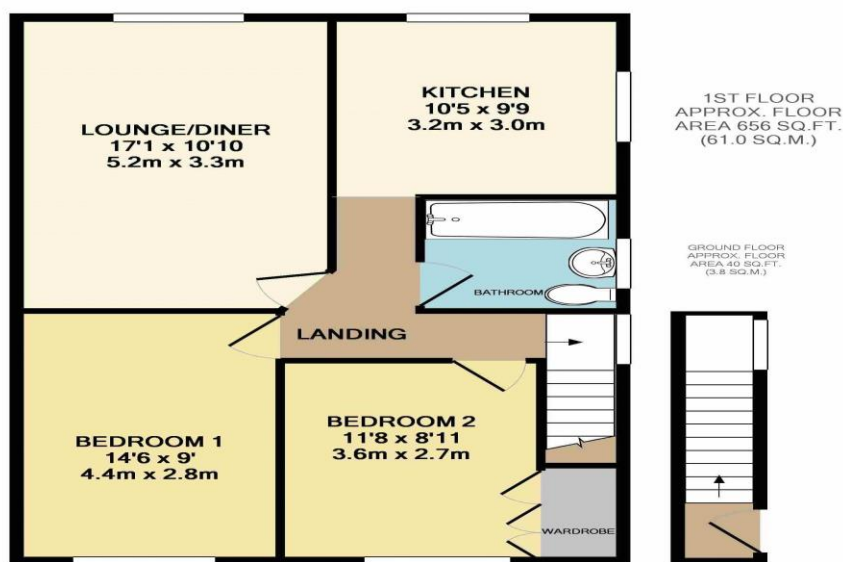
BEDROOM ONE: 14' 6" x 9' 0" (4.42m x 2.74m) Double glazed window to front. Fitted wardrobes. Radiator. Carpet.

BEDROOM TWO: 11' 9" x 8' 11" (3.58m x 2.72m) Double glazed window to rear. Fitted wardrobes. Radiator. Carpet.

BATHROOM: Frosted double glazed window to side. Panel bath with shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

GARDEN: Part lawn and part decked. Fenced. Door to garage.

GARAGE: En bloc. Double doors to front.



TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 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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CURRENT ENERGY EFFICIENCY RATING 'C'

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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. You are advised to check the availability of this property before travelling any distance to view. 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. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.