



Asking Price Of £335,000 Freehold (Subject to Contract)

For Sale

Rental Yield: 4.12%

Tamworth Road, Croydon



[www.martincolondon.com](http://www.martincolondon.com)

**MARTIN&CO**

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145 Brighton Road, South Croydon, Surrey, CR2 6EF

Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate. Mortgage & Financial Advice: The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status Minimum age 18.

# For Sale

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A 2 Bedroom Terraced House with Dressing Room

A GREAT VALUE 2 BEDROOM  
VICTORIAN HOUSE JUST SECONDS  
FROM THE TOWN CENTRE!

Perfect for commuters this charming  
character cottage is within easy reach of  
West & East Croydon Stations, Tramlink  
& the Bus Station.

The property has 2 reception rooms, a  
kitchen, bath/wc, a 3rd bedroom/dressing  
room, and a handy basement ideal for  
storage or perhaps a children's playroom.

CALL US NOW!

- Victorian House
- 2 Reception Rooms
- 2 Double Bedrooms
- Dressing Room/Bedroom 3
- Handy Basement Store
- Gas Heating
- No Onward Chain



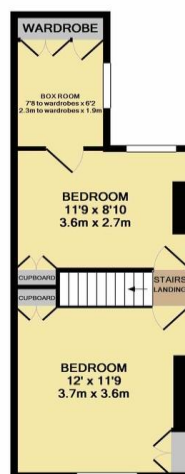
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 120 SQ.FT.  
(11.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.5 SQ.M.)



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