



Morecambe Street,

£875,000



Reeds Rains

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Morecambe Street, London
£875,000

PROPERTY ADDRESS 15 Morecambe Street London SE1 1DX We are acting in the sale of the above property and have received an offer of £801,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. Reeds Rains are pleased to offer this four bedroom end of terrace modern house, located in a popular enclave just off the Walworth Road. The property is arranged over three levels and boasts spacious reception room leading out onto a courtyard garden, fitted kitchen, four double bedrooms, utility room, two bathrooms, separate WC and off street parking for one car at the front of the property. The property is in need of some cosmetic updating. EPC Rating E.

ENTERANCE HALLWAY

4.72m x 1.98m (15'6" x 6'6")
Doors to kitchen, reception and separate WC ,double radiator, wood flooring.

KITCHEN

3.07m x 2.59m (10'1" x 8'6")
Fitted with a range of wall and base units with worktop over, four ring gas hob with double electric oven under and extractor hood over. Integrated fridge freezer and dishwasher. Tiled floor, double glazed window to front.

SEPARATE WC

1.87m x 1.14m (6'2" x 3'9")
Wall mounted wash hand basin with mixer tap and tiled splash back, low flush WC with concealed cistern, radiator, wood floor.

RECEPTION ROOM

6.18m x 3.99m (20'3" x 13'1")
Double glazed window to rear, double glazed French doors to garden, two double radiators, built in storage cupboard, carpet as laid.

LANDING

2.81m x 0.88m (9'3" x 2'11")
Doors to bedrooms one, two and utility room, radiator.

BEDROOM ONE

3.88m x 3.34m (12'9" x 10'11")
Three built in wardrobes, double glazed window to rear, double radiator, carpet as laid. door to en suite shower room.

ENSUITE BATHROOM

2.09m x 1.69m (6'10" x 5'7")
Panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low flush WC with concealed cistern, part tiled walls, tiled floor.

BEDROOM TWO

4.00m x 2.73m (13'2" x 8'11")
Two double glazed windows to front, double radiator, carpet as laid.

UTILITY ROOM

1.69m x 1.53m (5'7" x 5'0")
Base units with counter top over and space under, radiator, tiled floor, ceiling spot lights.

LANDING

Double glazed window to side ceiling spot lights, storage cupboard housing boiler, radiator, doors to bedrooms three, four and bathroom.

BEDROOM THREE

3.99m x 2.86m (13'1" x 9'5")

Two double glazed windows to front, double radiator, carpet as laid, ceiling lights.

BATHROOM

2.12m x 1.69m (6'11" x 5'7")

Panelled bath with shower over, heated towel rail, low flush WC with concealed cistern, wash hand basin with mixer tap, part tiled walls and tiled floor.

BEDROOM FOUR

3.88m x 3.32m (12'9" x 10'11")

Double glazed window to rear, two built in wardrobe, double radiator, carpet as laid.



For full EPC please contact the branch

GARDEN

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

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

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



Agent's Notes Please note that we have not tested any in the sales particulars are, in fact, included in the s measurements used in this brochure may be approxir

more solicitors should confirm moveable items described o recommended. Although we try to ensure accuracy, y should take such measurements themselves.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	52	84

England, Wales & N.Ireland

Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	43	81

England, Wales & N.Ireland

Directive 2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

