



# VILLAGE ESTATES



• EST.1993 •

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**Ground Floor Cloakroom**

**Driveway To Front**

**Easy Reach of A20**

**End Of Terrace House**

**Ideal First Time Buy**

**Energy Efficiency Rating 'C'**



**25a Mount Culver Avenue**  
Sidcup, DA14 5JW

**Guide Price £350,000-  
£375,000**



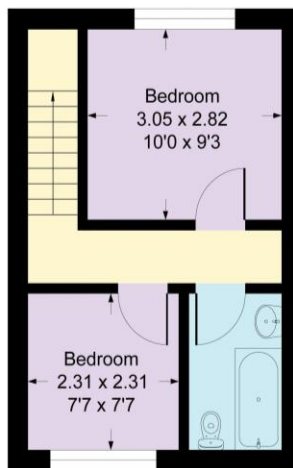
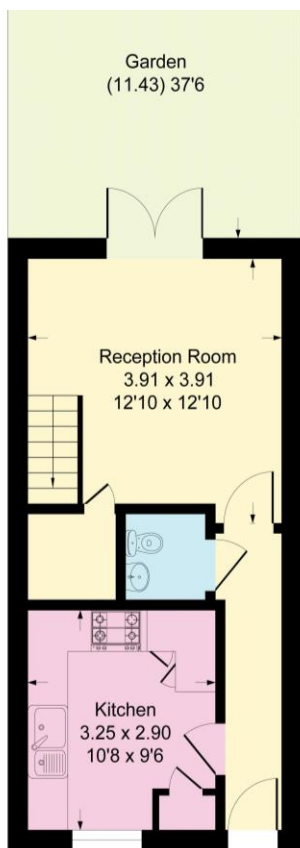
**A warm and inviting two bedroom end of terrace property located in a quiet residential road with the added benefit of side access and off road parking. Our sellers have maintained the property very well, with a bright and airy feel throughout. Worthy mentions, a ground floor cloakroom, great size storage cupboard off of the lounge, double glazed patio doors leading to a lovely sitting area in the garden. We feel this would make a great home for a first time buyer or someone looking to downsize**

**EPC RATING: C**

**COUNCIL TAX BAND: C**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.