



**Donaldson Road, Plumstead**  
**£425,000 Freehold**





CHAIN FREE. With far reaching views from the road outside the house is this three bedroom end terrace house with off street parking to the front. Benefits include a gas central heating system and double glazing. Some improvements are needed but we feel this has been reflected in the realistic asking price. Your inspection is highly recommended

COUNCIL TAX BAND D - EPC BAND D - FREEHOLD







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>65</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





**Open hallway and lounge 15'3" into bay x 17'8" wide (4.65 into bay x 5.38 wide)**

**Kitchen diner 8'5" into bay x 17'8" wide (2.57 into bay x 5.38 wide)**

**Landing**

**Bedroom one 12'3" inc bay x 11'5" (3.73 inc bay x 3.48)**

**Bedroom two 11'8" inc bay x 10'0" (3.56 inc bay x 3.05)**

**Bedroom three 7'1" x 6'0" (2.16 x 1.83)**

**Bathroom 6'3" x 7'1" (1.91 x 2.16)**

**Rear garden**

**Off street parking to front**

