



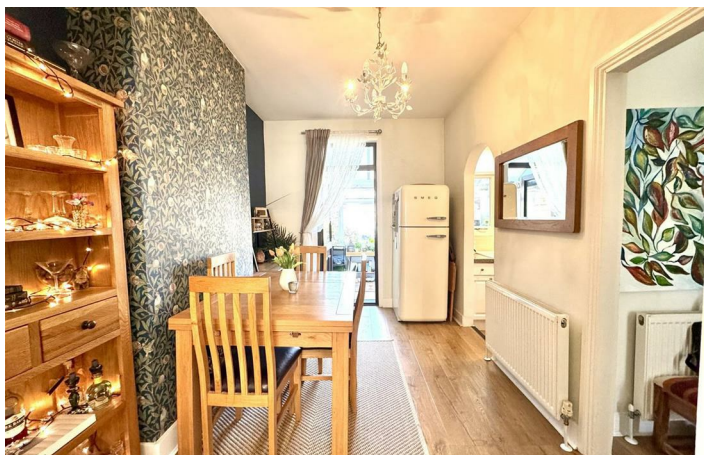
**Lewis Road, Welling**  
**£425,000 Freehold**





This smart two-bedroom Victorian terrace house is located near the open space of Danson Park with a floor bathroom & pretty 56' approx rear garden. The property is presented to a very high standard and benefits from having double-glazed windows and a gas central heating system. There is also a rear conservatory-style room with a separate W.C. The luxury bathroom is located on the first floor, and there is also a modern fitted kitchen leading off the dining room. Both Bexleyheath & Welling train stations are within easy reach and there are several local schools. Such properties are rarely available for long, so your inspection is highly recommended.

EPC Band C | Council Tax Band C







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>	(69-80) <b>C</b>		
(55-68) <b>D</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		
England & Wales		EU Directive 2002/91/EC	England & Wales		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.





**Entrance hall 13'9" x 5'0" (3.96m/2.74m x 1.52m)**

**Lounge area 13'9" x 11'8" at widest point (4.19 x 3.56 at widest point)**

**Dining area 11'9" x 8'6" (3.58 x 2.59)**

**Kitchen 7'4" x 6'2" (2.24 x 1.88)**

**Conservatory style room 6'7" x 15'0" (2.01 x 4.57)**

**ground floor W.C.**

**Bedroom one 11'3" x 15'1" wide (3.43 x 4.60 wide)**

**Bedroom two 11'9" x 9'0" (3.58 x 2.74)**

**Bathroom 7'4" x 6'1" (2.24 x 1.85)**

**Rear garden 56'0" approx (17.07 approx)**

