



**Bethel Road, Welling**  
**Price Guide £350,000**



GUIDE PRICE £350,000 - £370,000 Parris Residential are delighted to offer this two bedroom Victorian terrace house with a first-floor bathroom & 60' approx rear garden located nearby to the open space of Danson Park. The property is well presented with the large master bedroom and lounge having recently been redecorated. Further benefits include a gas central heating system ( recently installed gas boiler ), fitted kitchen with built-in oven & hob plus is mostly double glazed. The first-floor bathroom is white in colour. All the shops and supermarkets on Welling High Street are just a short walk away and both Bexleyheath & Welling train stations can be found just a short walk away. Fosters Primary School is also just around the corner. Your inspection is highly recommended. EPC BAND C



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



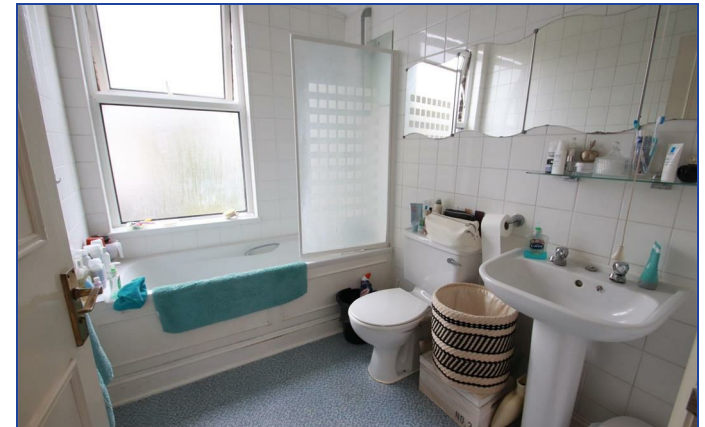
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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>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

lounge 13'7 inc bay x 11'9 max (4.14m inc bay x 3.58m max)

dining area 11'5 x 9'0 (3.48m x 2.74m)

kitchen 7'8 x 6'5 (2.34m x 1.96m)

landing

bedroom one 15'2 x 11'5 (4.62m x 3.48m)

bedroom two 11'6 x 8'9 (3.51m x 2.67m)

bathroom 7'8 x 5'9 (2.34m x 1.75m)

rear garden 60' approx (18.29m approx)

