



50 VICTORIA ROAD, REDHILL, SURREY, RH1 6DX
£360,000
FREEHOLD

***** TWO BEDROOM VICTORIAN HOUSE, IN THE HEART OF EARLSWOOD, WITH NO CHAIN *****

Located within a short walk of Earlswood's shops and train station, this vacant Victorian house would make an excellent first purchase.

Through the front door there is a lounge with a bay window to the front, beyond the lounge is a separate dining room, with storage under the stairs, and a double glazed window to the rear. You have a fitted kitchen, with a side door leading to the garden, and a door to a shower room. On the first floor there is a landing with loft access, to bedrooms, both with built in storage, and a family bathroom.

There is parking on the street, and at the rear you have a 45ft, westerly aspect garden, that has both lawn and patio areas.

Nearby there is wonderful local store called Holborns, which has served Earlswood for many years, and has a superb selection of goods and services. There is also a highly regarded school within walking distance, and the choice of two, mainline train station, both of which offer direct trains to central London.

- VICTORIAN COTTAGE
- LOUNGE AND DINING ROOM
- FIRST FLOOR BATHROOM
- STATION NEARBY
- COUNCIL TAX BAND: C
- NO CHAIN
- TWO BEDROOMS
- WEST FACING GARDEN
- CLOSE TO SHOPS
- EPC RATING: D





ROOM DIMENSIONS:

FRONT DOOR

LOUNGE

11'0 x 10'10 (3.35m x 3.30m)

DINING ROOM

11'0 x 10'10 (3.35m x 3.30m)

KITCHEN

9'6 x 6'11 (2.90m x 2.11m)

SHOWER ROOM

5'11 x 4'10 (1.80m x 1.47m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'0 x 10'10 (3.35m x 3.30m)

BEDROOM TWO

10'10 x 8'1 (3.30m x 2.46m)

BATHROOM

9'5 x 6'10 (2.87m x 2.08m)

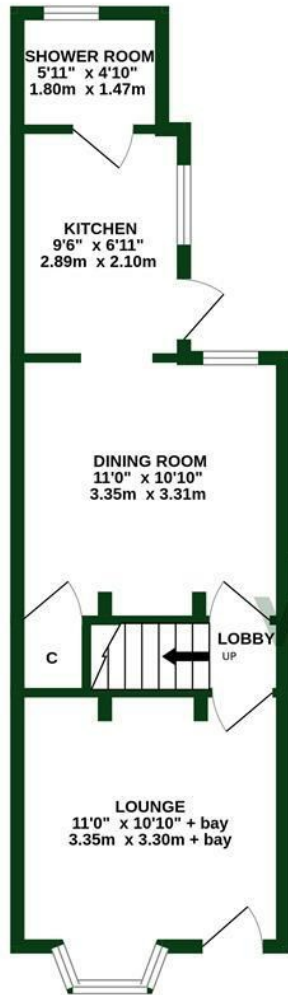
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

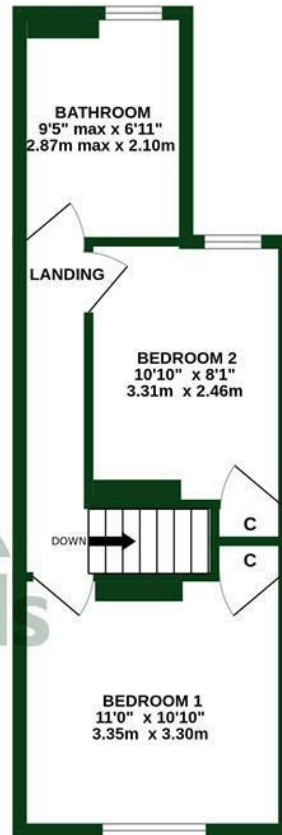
WEST FACING GARDEN



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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