



Ramillies Road, Sidcup, Kent DA15 9JB

- DOUBLE GLAZING
- CLOSE TO SCHOOLS
- GARDEN WITH CABIN
- DRIVEWAY TO FRONT
- CLOSE TO PENHILL PARK
- GAS CENTRAL HEATING
- 2 BEDROOMS
- WOOD LAMINATE FLOORING
- EXTENDED TO THE GROUND FLOOR
- NO ONWARD CHAIN

Offers in Excess of £375,000



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DESCRIPTION

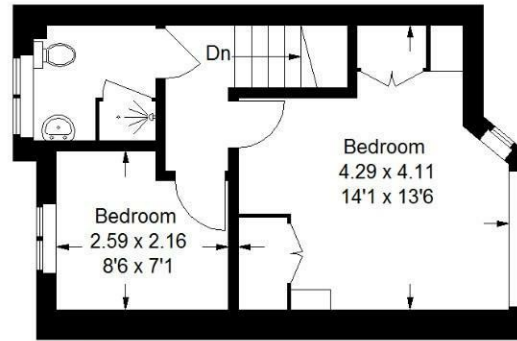
Well presented, extended, 2-bedroom terraced house in Sidcup with a driveway to the front. The property would make an ideal home for first time buyers & features light neutral décor, a modern fitted kitchen & a well-stocked garden with a cabin to the rear. Sherwood Park Primary School & Blackfen School for Girls are both very close to the property & in terms of public greenspaces, Penhill Park is around 300 metres away.

We are obliged to advise any prospective buyers of this property that the property is owned by a limited company and the directors and shareholders of the limited company are employees or connected to an employee of Avon Management (UK) Limited t/a Hunters Lee (the agency marketing the property).

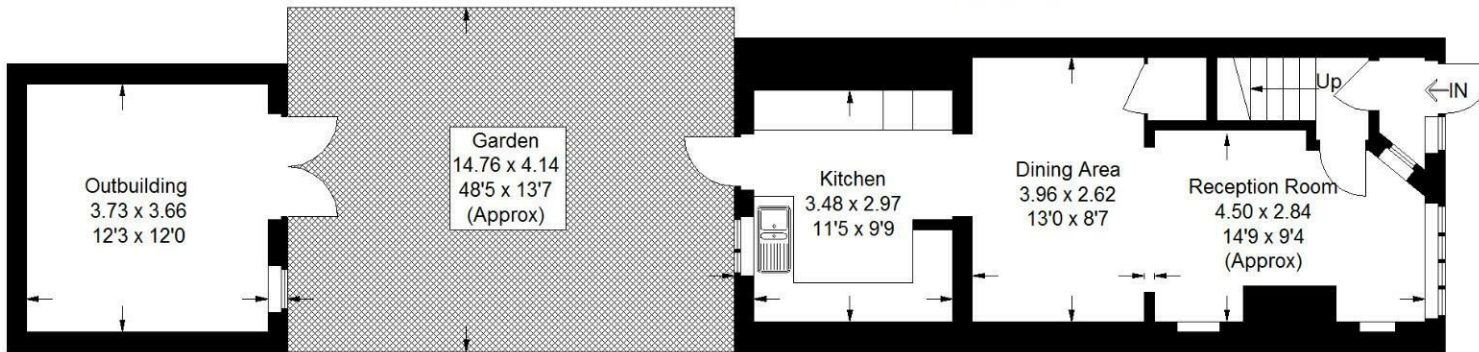




Ramillies, DA15
 Approximate Gross Internal Area
 (Excluding Outbuilding)
 68.1 sq m / 733 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1093140)

Viewings

Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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