

# Bernard Skinner



3 Cobbett Road, Eltham SE9 6NH

Guide Price £425,000

- Two bedroom cottage-style house
- Chain free
- Replacement roof 2010
- Kitchen and utility room

So much character with this two bedroom terraced cottage-style house on the sought-after Progress conservation area, with its winding roads and many greens. Offered with no onward chain and in the current household for over four decades, the price reflects the somewhat dated fixtures and fittings. With the benefit of a utility room, ground floor cloakroom and a conservatory, there are two bedrooms, the second measuring approximately 14'3 x 8'4 and a sizeable bathroom measuring 11' x 7'10". With an easy maintenance paved 45' rear garden, the property benefits from a replacement roof in 2010. Situated handily for local shops on Well Hall road within a few hundred yards and well served by bus routes on both Well Hall road and Rochester Way, highly regarded St. Thomas More Catholic primary school is half a mile and Eltham station similar distance. Why not take a look, we hold keys!



## Property Description

### ENTRANCE AREA

Composite front door, radiator, fitted carpet, stairs to first floor

### LOUNGE

14' 10" x 13' 3" into recess narrowing to 11'11" (4.52m x 4.04m) Upvc window to front, radiator, understairs cupboard, fitted carpet

### KITCHEN

9' 2" x 7' 11" (2.79m x 2.41m) Upvc window to rear, fitted wall and base units, free standing cooker, cooker hood over, laminate flooring

### UTILITY ROOM

6' 9" x 4' 10" (2.06m x 1.47m) Upvc window to side, radiator, space for washing machine, laminate flooring

### LOBBY AREA

Radiator, laminate flooring, door to conservatory, door to:-

### CLOAKROOM

Upvc window to side, wc., tiled floor.

### CONSERVATORY

14' 6" x 9' 10" (4.42m x 3m) Upvc double glazed, French doors to garden, two radiators, cupboard housing boiler, laminate flooring.

### FIRST FLOOR

### LANDING

Loft access, fitted carpet.





#### BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.84m) Upvc window to front, radiator, range of fitted and built in wardrobes, fitted carpet.

#### BEDROOM 2

14' 3" x 8' 4" (4.34m x 2.54m) Upvc window to rear, radiator, fitted carpet.

#### BATHROOM

11' x 7' 10" (3.35m x 2.39m) Upvc window to rear, white suite comprising shower unit, wash basin with fitted storage under, wc., radiator, fitted carpet.



#### OUTSIDE

The easy maintenance, paved rear garden measures approximately 45', flower and shrub borders, outside tap, two sheds (timber shed in need of attention)

Block paved front garden with flower borders

Preliminary detail - awaiting validation

#### MATERIAL INFORMATION

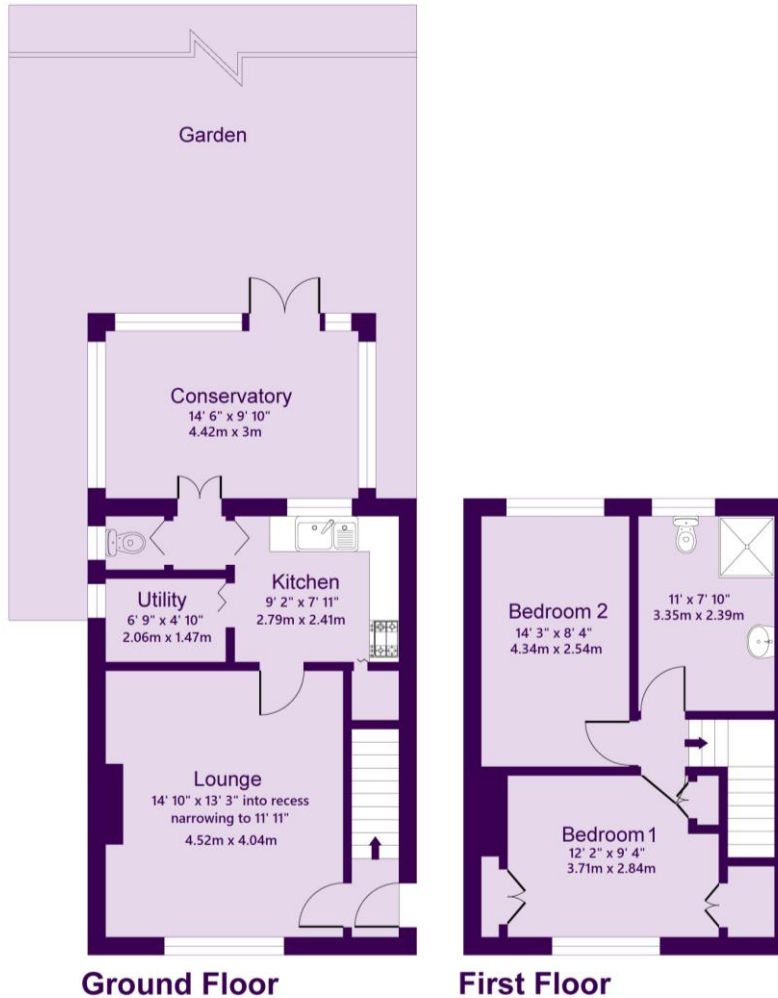
Tenure: Freehold

Council tax band D - £1920.36



# Cobbett Road, SE9

Total area: Approx. 914.9 sq. feet (85.0 sq metres)



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.  
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

22 Well Hall Road  
Eltham  
SE9 6SF

www.bernardskinner.co.uk  
020 8859 3033  
mail@bernardskinner.co.uk

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