

Bernard Skinner



9 Bedgebury Road, Eltham, SE9 6AQ

£450,000

- Three bedroom semi
- Refurbishment opportunity
- Half a mile Kidbrooke station
- No chain

Situated within half a mile of Kidbrooke station and with Ealdham primary school immediately to hand, this three bedroom semi offers plenty of scope to refurbish and update to own taste. With no onward chain, the property has a 56' sunny South/Westerly rear garden.



Property Description

ENTRANCE HALL

Front door, radiator, fitted carpet.

LOUNGE

13' 7" x 13' 0" into recess (4.14m x 3.96m) Double glazed window to front, tiled fire surround and hearth, built in cupboard, radiator.

KITCHEN/DINER

16' 2" x 8' 8" (4.93m x 2.64m) Double glazed window to rear, sink unit, wall mounted boiler, two storage cupboards, radiator, door to garden.

LANDING

Double glazed window to side, radiator.

BEDROOM 1

13' 1" x 10' 0" into recess (3.99m x 3.05m) Double glazed window front, built in cupboard, radiator, fire surround.

BEDROOM 2

13' 1" into recess x 9' 6" (3.99m x 2.9m) Double glazed window to rear, built in cupboard, radiator, fire surround.

BEDROOM 3

10' 1" widest point x 8' 9" (3.07m x 2.67m) Double glazed windows to front and side, built in cupboard, radiator.





BATHROOM

5' 3" x 4' 4" (1.6m x 1.32m) Double glazed window to rear, bath, wash basin, radiator.

SEPARATE WC

Double glazed window to side, w.c.

OUTSIDE

A sunny South Westerly facing rear garden measuring approximately 56' x 26' , shrubS, shed, gated side access.

Tenure: Freehold

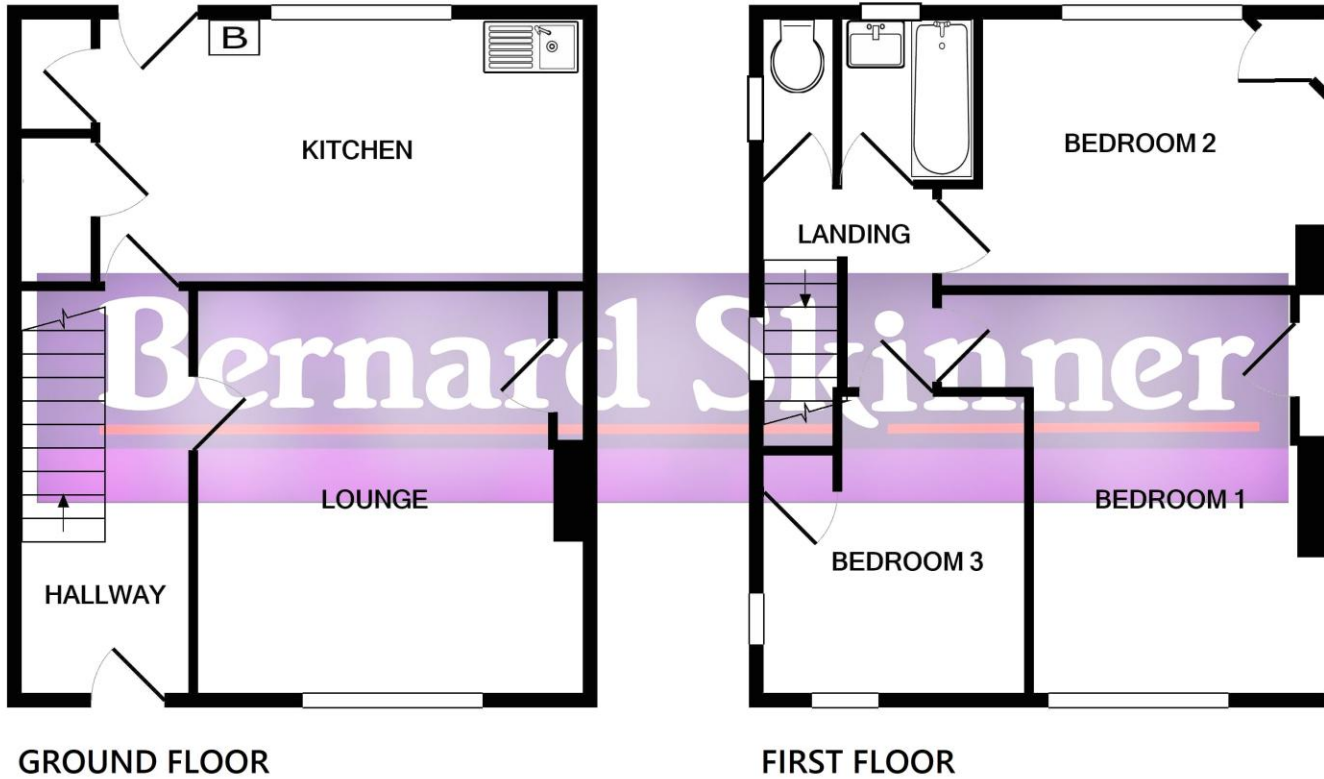
Council Tax: Band 'C' - £1,520.08

Preliminary details - awaiting validation.



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Total Approx Floor Area 880 SQ.FT. (81.8 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 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

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