

property details **approval form**

65 Grant Road, Croydon, Surrey, England, CR0 6PJ

Date: 22 May 2024

Property Ref and Version: CRY112120 - 0013

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

65 Grant Road, Croydon, Surrey, England, CR0 6PJ

Date: 22 May 2024

Property Ref and Version: CRY112120 - 0013

>> **price**

offers in excess of £365,000

Tenure: Freehold

>> **key features**

- > 2/3 Bedrooms
- > End of terraced house
- > In need of updating
- > Upstairs bathroom
- > Garage
- > Off street parking
- > No Onward Chain.
- > EPC Rating: D

>> **short description**

if you are a DIY enthusiast look no further, this end of terraced house is the once for you. Situated on the popular Grant Road of Croydon.

>> **long description**

Briefly comprising two reception rooms, kitchen, low maintenance rear garden, with a side return. Garage and off street parking. Whilst upstairs provides a spacious bathroom and two generously sized bright and airy bedrooms and a study. This spacious property would make the perfect starter home or would be ideal for a small family, being within a short distance of Addiscombe high street, Bingham Road tram stop and East Croydon station. Call the vendors sole agents for an appointment to view, and further benefits from no onward chain.

>> **directions**

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 **E** croydon@barnardmarcus.co.uk

property details approval form

65 Grant Road, Croydon, Surrey, England, CR0 6PJ

Date: 22 May 2024

Property Ref and Version: CRY112120 - 0013

>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA
T 020 8680 9226 E croydon@barnardmarcus.co.uk

property details **approval form**

65 Grant Road, Croydon, Surrey, England, CR0 6PJ

Date: 22 May 2024

Property Ref and Version: CRY112120 - 0013

>> **property images**



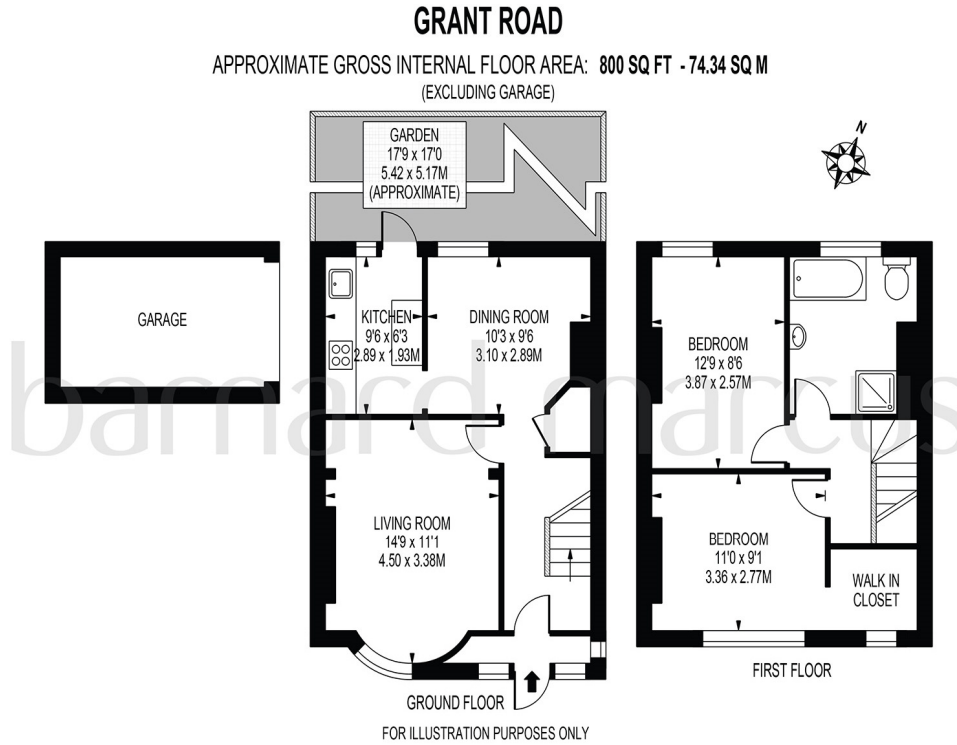
property details approval form

65 Grant Road, Croydon, Surrey, England, CR0 6PJ

Date: 22 May 2024

Property Ref and Version: CRY112120 - 0013

>> floor plan



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

>> approval

	Signature	Date
Tony John	T.John	22/05/2024
Mr C. Ingignoli		

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 E croydon@barnardmarcus.co.uk