



This investment/starter home is set within genuine walking distance of Bat & Ball mainline rail station (0.3 miles) and with doorstep amenities that include both the Sainsbury and Aldi supermarkets (0.3 miles). The accommodation comprises a sitting/dining room that leads into the fitted kitchen, two bedrooms and a modern bathroom. Additional benefits include one allocated parking space located to the rear of the property and a delightful rear garden. Available with no onward chain.

43 Cramptons Road
Sevenoaks, TN14 5ES Freehold



Offers Over £325,000

GROUND FLOOR

Entrance Hall

Laminate flooring as laid, UPVC front door, double glazing to front aspect, radiator, staircase to first floor.

Kitchen

Laminate flooring as laid, double glazing to front aspect, part tiled walls, radiator, range of worktops/cupboards/drawers, four burner gas hob with overhead extractor fan, sink with drainer & mixer tap.

Living Room/Dining Room

Laminate flooring as laid, two radiators, double glazed window and french door to rear aspect, understairs storage cupboard containing consumer unit.

FIRST FLOOR

Landing

Carpet as laid, airing cupboard containing water tank and boiler system.

Master Bedroom

Laminate flooring as laid, radiator, double glazing to rear aspect, wardrobe.

Bedroom

Laminate flooring as laid, radiator, double glazing to rear aspect, integrated wardrobe.

Bathroom

Laminate flooring as laid, part tiled walls, panelled bath with shower & screen, wc, wash hand basin with storage beneath, opaque double glazing to front aspect.

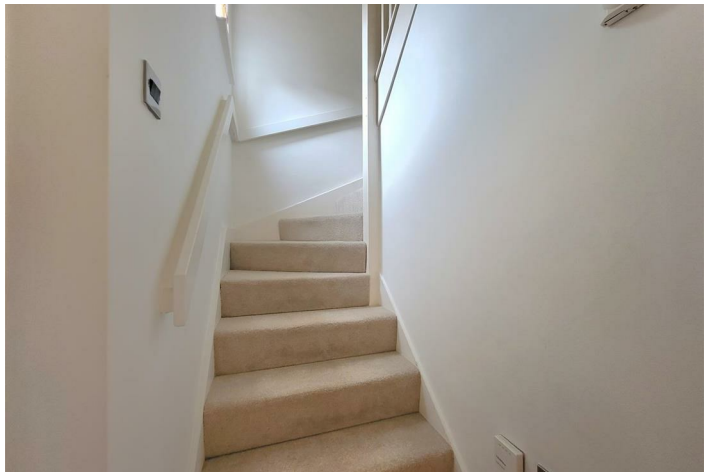
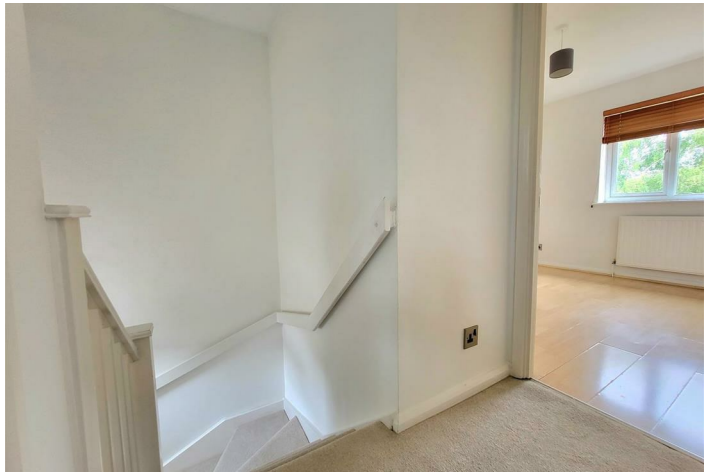
EXTERNALLY

The property comprises a gated front lawn as laid with footpath leading to main entrance and a private rear garden with a gate access to the rear parking space located on Berwick Way.

COUNCIL TAX BAND D

EPC RATING D

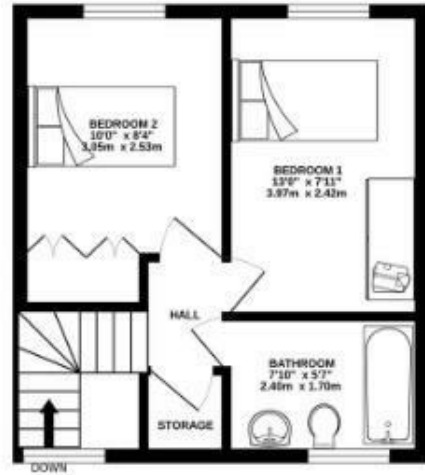




GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 614sq.ft. (57.0 sq.m.) approx.

While 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 misstatement. 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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