



## ***Mersham Road***

**£325,000**

*A fantastic chance to purchase this gorgeous two/three bedroom ground floor period maisonette retaining much of its original character and charm plus its own private rear garden.*

*Benefits include gas central heating, modern kitchen/breakfast room, modern bathroom, a long lease, low outgoings and no communal parts due to access via its own front door.. Early viewing advised.*

*Council tax band: C*

*EPC Rating: C*

*Lease length: 163*

*Ground rent: £200 per anum*

*Service charge: Share of costs*

# Mersham Road

Entrance



Kitchen diner alternative angle



Reception 14'1" x 9'10".19'8" (4.30 x 3.6)



Kitchen area



Kitchen diner 15'5" x 12'5" (4.7 x 3.8)



Bedroom 1 11'9" x 11'1" (3.6 x 3.4)



## *Mersham Road*

**Bedroom 2 8'6" x 8'2" (2.6 x 2.5)**



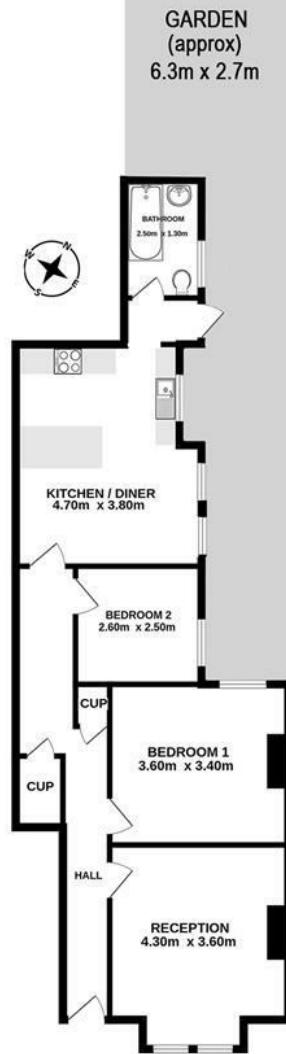
**Bathroom 8'2" x 6'2" (2.5 x 1.9)**



**Garden 20'8" x 8'10" (6.3 x 2.7)**



**Buyers Guide**



GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

Whilst 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 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 listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

