

Rosedene Avenue, Croydon, CR0 3DN



£325,000



House - Terraced

- Family house
- Tree lined side road
- Gas central heating with radiators & Double glazing
- Requires complete refurbishment & modernisation throughout
- Large garage (requires extensive work)
- Three bedrooms
- Kitchen/diner
- Downstairs bathroom
- In our opinion may offer opportunity & potential
- The property is offered with no onward chain

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A three bedroom family house requiring complete refurbishment and modernisation throughout which may be of interest to DIY enthusiasts or investors. The house is placed in a tree lined side road and conveniently situated for the tram link which provides fast and frequent services to East Croydon Station and Croydon town centre. The property is situated near the Purley Way which has a large array of branded shopping supermarkets and leisure facilities including a cinema and restaurants. Croydon town centre is also local, again with a huge selection of shops, restaurants and amenities. Wandle Park is a local beauty spot providing recreation space. Houses requiring work are always sought after and in this instance we feel that opportunity and potential is available; early viewing is advised. In view of the amount of work involved, prospective purchasers should make enquiries with their lender before viewing.

Tenure: Freehold
 EPC Rating: D
 London borough of Croydon C: £1,990.72

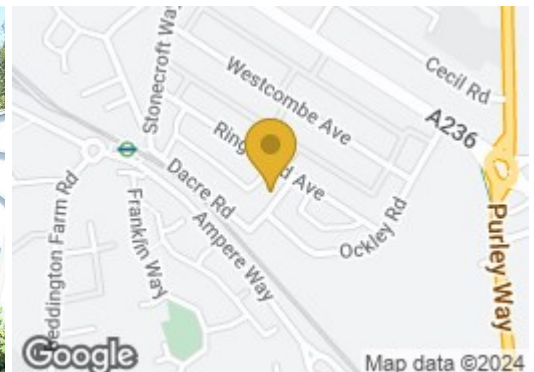
BUYERS PLEASE NOTE BELOW:

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.