

Coleridge Road, Croydon, CR0 7BS



Offers In The Region Of £440,000



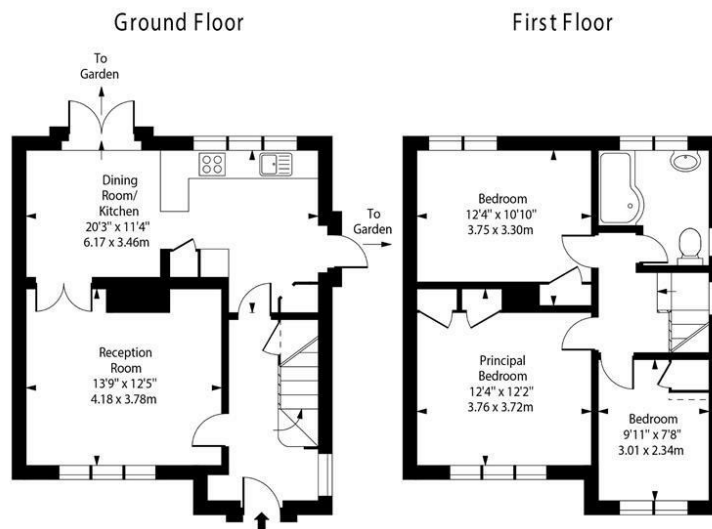
House - Semi-Detached

- Three bedroom semi-detached house
- Gas central heating with radiators
- Rear and front gardens need complete attention
- Upstairs family bathroom
- Offers opportunity and potential
- Requires some modernisation
- Double glazing
- Open plan kitchen/dining room
- Side road position
- Near to Ashburton Park & Woodside Green

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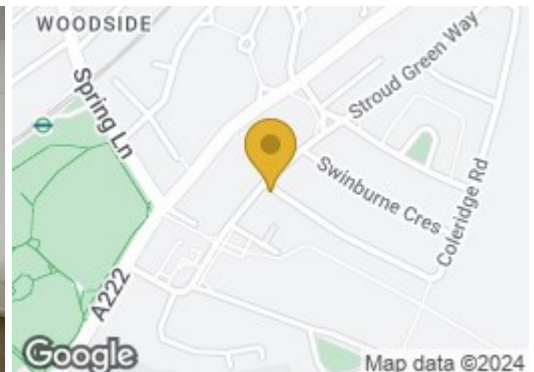
If you are looking for a project then look no further. This three-bedroom semi-detached house set in a side road does require some modernisation, however in our opinion offers opportunity and potential. On the ground floor there is a generously sized bright and airy living room leading into an open-plan kitchen/dining/family area (building regulations cannot be traced). The kitchen has a range of wall and base units and is of a good size and the dining area has doors opening onto the rear garden which is overgrown and in need of attention and does require fencing. On the first floor there are three bedrooms along with a family bathroom. The front garden also could benefit from some attention but possibly (subject to the usual consents) could be converted into a driveway for off street parking. Coleridge Road is found just off of Stroud Green Way with close proximity to the Woodside Green tram stop and local bus routes. The nearby Addiscombe village high street has a variety of shops and cafes, while green spaces in terms of Woodside Green, Ashburton Park and South Norwood Country Park provide local recreational opportunities. Access to London is provided by the Norwood Junction BR/Overground Station which serves the area and is ideal for the busy commuter.

Tenure: Freehold
 EPC Rating: C
 London Borough of Croydon band: D



Total Internal Area
 87.51 sq.m (942 sq. ft.)
 FOR ILLUSTRATIVE PURPOSES ONLY
 Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(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.