

Portland Road, South Norwood, SE25 4RA



Guide Price £400,000



## House - Terraced

- GUIDE PRICE £400,000 - £420,000
- Two Reception Rooms
- Refitted Upstairs Family Bathroom
- In Our Opinion Offers Opportunity And Potential
- The Country Park Is Local

- Three Bedroom Character Style Family House
- Refitted Kitchen (needs completion)
- Gas Central Heating with Radiators
- No Onward Chain - We Hold Keys
- Tram Link stops are at Harrington Road and Arena

# Portland Road, South Norwood, SE25 4RA

GUIDE PRICE £400,000 - £420,000

This three-bedroom character-style terraced house is ideally situated on the main Portland Road. It features two separate reception rooms with doors leading to the rear garden, providing a seamless indoor-outdoor living experience. The kitchen has been partially refitted and requires completion, offering the opportunity for personalization to the new owner's taste. Upstairs, there are three bedrooms and a refitted family bathroom, ensuring comfort and convenience for the whole family. The property is located in the desirable Country Park area, with easy access to local amenities including the nearby Harrington Road and Arena tram stops and Norwood Junction BR/Overground Station. While the house has undergone some renovations, it does require some tender loving care (TLC) to complete the property and unlock its full potential. This presents an exciting opportunity for buyers looking to add their finishing touches and create their dream home. Don't miss out on this fantastic opportunity - schedule a viewing today to envision the possibilities of this charming terraced house. There is on road parking bays outside the property and a convenient bus stop.

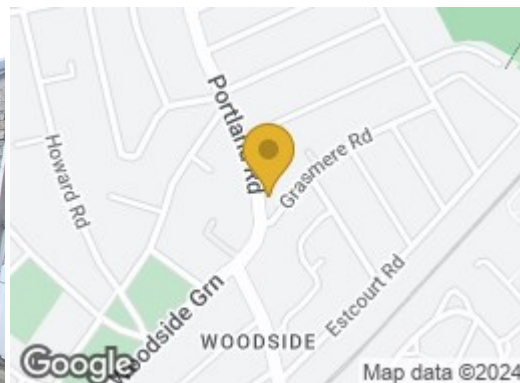
Tenure: Freehold - Croydon Council tax band D - EPC Rating D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are 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/>



## Portland Road, London, SE25 4RA

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
EU Directive 2002/91/EC	
England & Wales	



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.