



Ground Floor



Floor 1

EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 689 ft²
 64.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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£365,000 Ivers Way, Croydon, CR0 0QQ



We are delighted to welcome to the market this two double bedroom semi detached family home which is nestled away within a quiet cul de sac and is conveniently located for frequent bus services, the tramlink, Central Parade shops and amenities, as well as a good variety of schools. Internally the property benefits from a refitted kitchen and bathroom, living room measuring 9'6 x 19'7, double glazed windows throughout, gas central heating via radiators, large rear garden and landscaped front garden with Astro-turf. This property is welcomed to the market with no onward chain, so view now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC on order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Entrance Hall

Kitchen

7'5" x 9'3" (2.28 x 2.84)

Living/Dining Room

9'6" x 19'7" (2.90 x 5.97)

Bedroom

10'8" x 8'5" (3.27 x 2.59)

Bedroom

11'0" x 8'11" (3.37 x 2.73)

Bathroom

Rear Graden

Lean to

Store Room

VIEWING NOTES:

