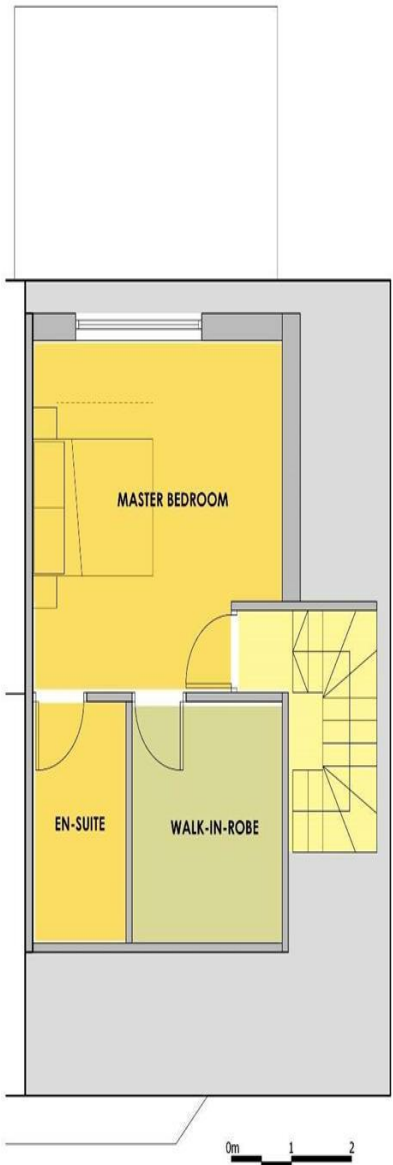
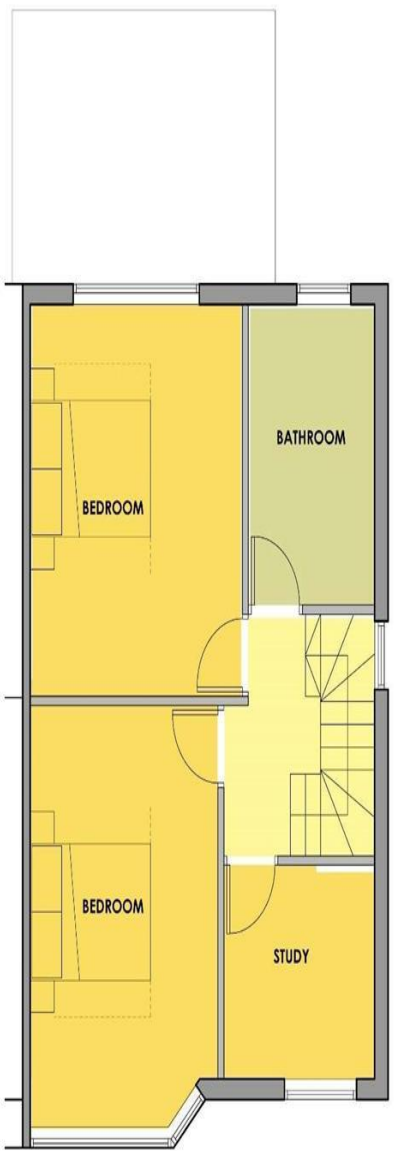
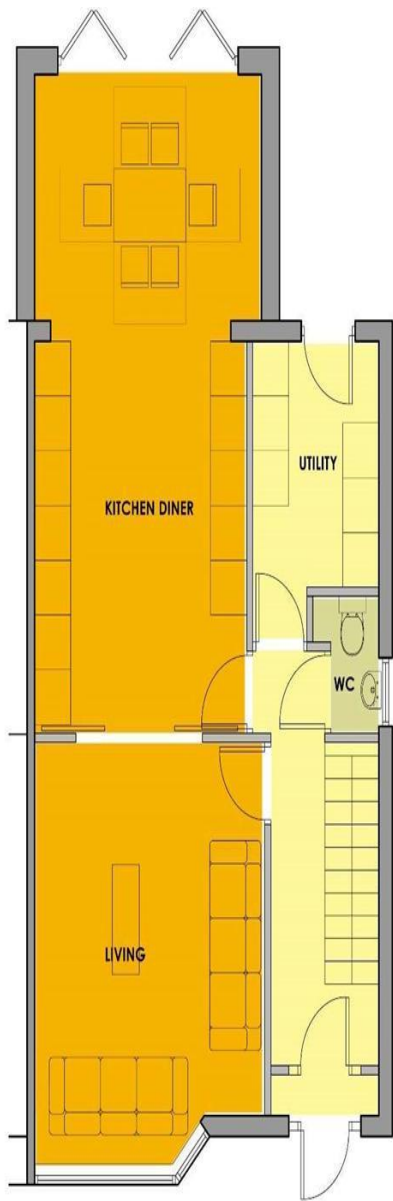




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		64  B
69-80	C		
55-68	D	56  D	
39-54	E		
21-38	F		
1-20	G		





DEVELOPMENT & INVESTMENT OPPORTUNITY to purchase this three bedroom semi detached house in need of complete modernisation with potential to extend to create a modern four bedroom semi detached family home as well as a building plot with APPROVED PLANNING consent to build a four bedroom detached house. An excellent development for a local builder, the house and plot are located conveniently for local transport links, schools and shops. Once built and converted the property would provide an excellent family home, popular for re-sale.

Local Authority: Bexley  
Council Tax Band: D  
Planning Ref: Bexley Ref: 23/02822/FUL  
GDV: New build detached house - £700,000 - £725,000  
GDV: Three bedroom semi detached house - refurbished: £500,000  
GDV: Four bedroom extended semi detached house - refurbished - £650,000

