



James Chiltern  
Estate Agents



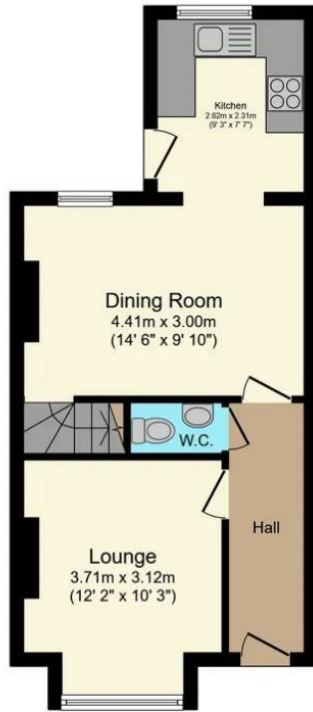
## 12 Priory Road, Croydon, CR0 3QY

Asking Price £400,000

- Two Double Bedrooms
- Separate WC Downstairs
- NO CHAIN
- Excellent Condition
- End Of Terrace Victorian House
- Family Friendly Garden
- Sought After Location
- Two Separate Reception Rooms
- First Floor Spacious Family Bathroom
- Close To Popular Schools

182 London Road, Croydon, Surrey, CR0 2TE  
0208 681 8133

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Total floor area 76.8 sq.m. (827 sq.ft.) approx



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	