
Bath Road, N9 0JU
London
kings
GROUP


kings
GROU

Bath Road, N9 0JU

- Kings Are Pleased to Present This
- Two Bedroom Terraced House
- 1900's Build
- 21ft Through Lounge
- Fitted Kitchen
- Modern First Floor Family Bathroom
- 50ft Rear Garden
- Close Proximity To Local Amenities
- Gas Central Heating
- Council Tax Band C

£390,000









KINGS are pleased to present this TWO BEDROOM TERRACED HOUSE situated on Bath Road N9. This bright and spacious 1900's built BAY FRONTED property offers generous living accommodation throughout together with plenty of POTENTIAL, making it an ideal purchase for first time buyers, home movers or investors alike.

The ground floor comprises a generous 21FT OPEN PLAN THROUGH LOUNGE with doors providing direct access to the 50FT REAR GARDEN, alongside a good sized MODERN KITCHEN. On the first floor, the property benefits from TWO DOUBLE BEDROOMS, both with built-in wardrobes, together with a MODERN BATHROOM.

Local shops and bus routes can be found on nearby Bounces Road, whilst Edmonton Green train station, bus terminal and shopping centre are all within walking distance. The property is also ideally positioned for commuters with convenient access to both the A406 NORTH CIRCULAR ROAD and A10.

Council Tax Band C
EPC Rating D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

ENTRANCE HALL

THROUGH LOUNGE 21'4 x 11'4 (6.50m x 3.45m)

KITCHEN 10'3 x 7'1 (3.12m x 2.16m)

FIRST FLOOR LANDING

BEDROOM ONE 10'6 x 13'6 (3.20m x 4.11m)

BEDROOM TWO 10'7 x 8'0 (3.23m x 2.44m)

BATHROOM 9'2 x 7'0 (2.79m x 2.13m)

GARDEN 50'3 x 14'0 (15.32m x 4.27m)





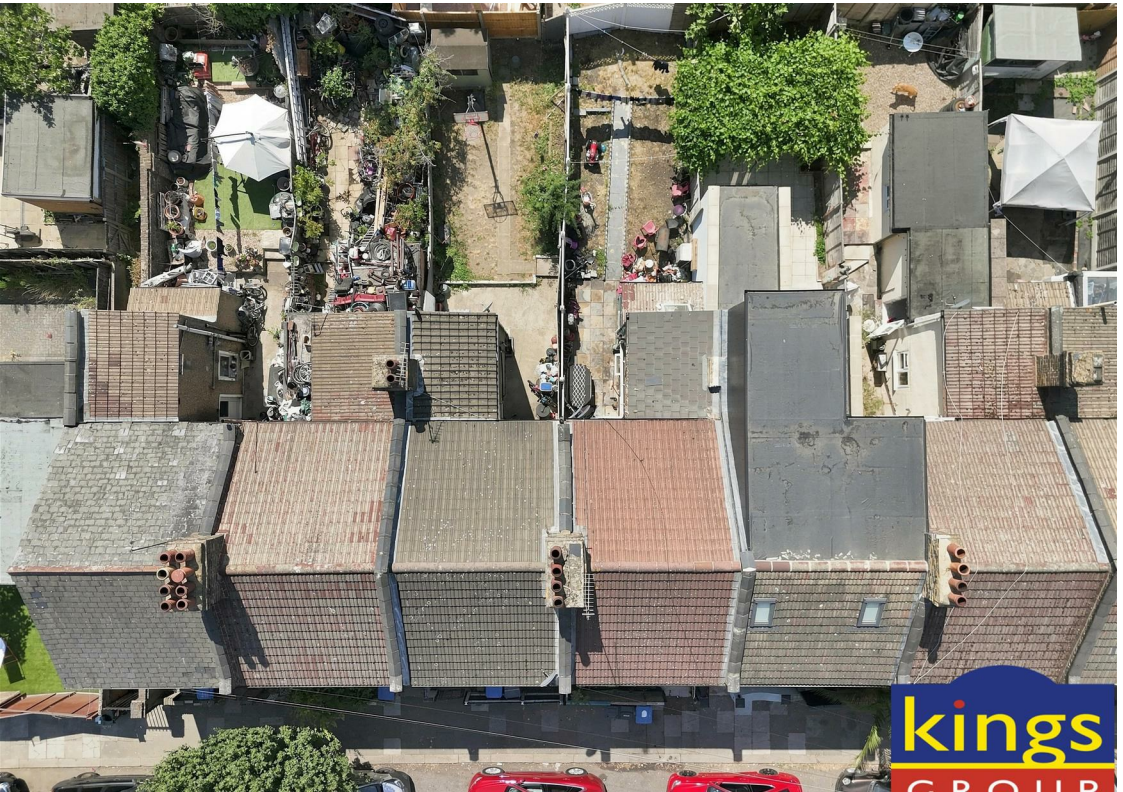



kings
GROUP

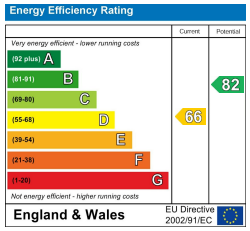

Life is not measured by the
BREATHS WE TAKE
but by the moments that
TAKE OUR BREATH away

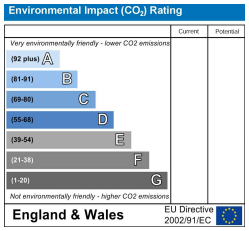


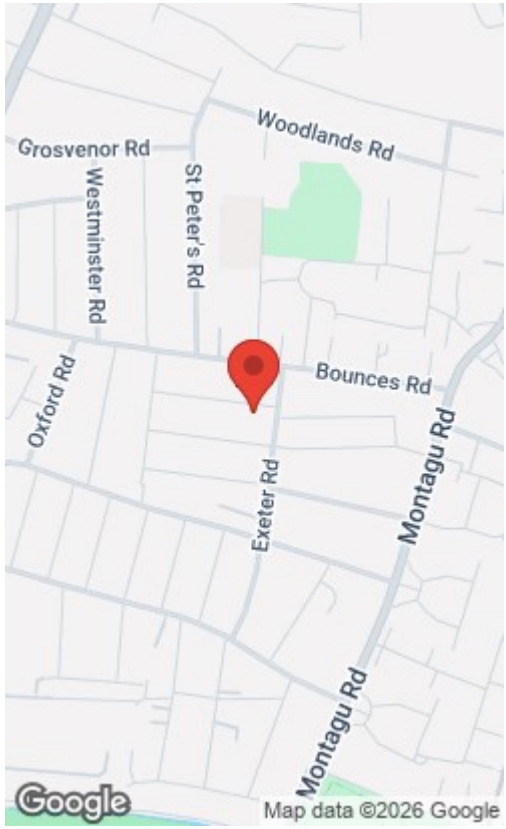


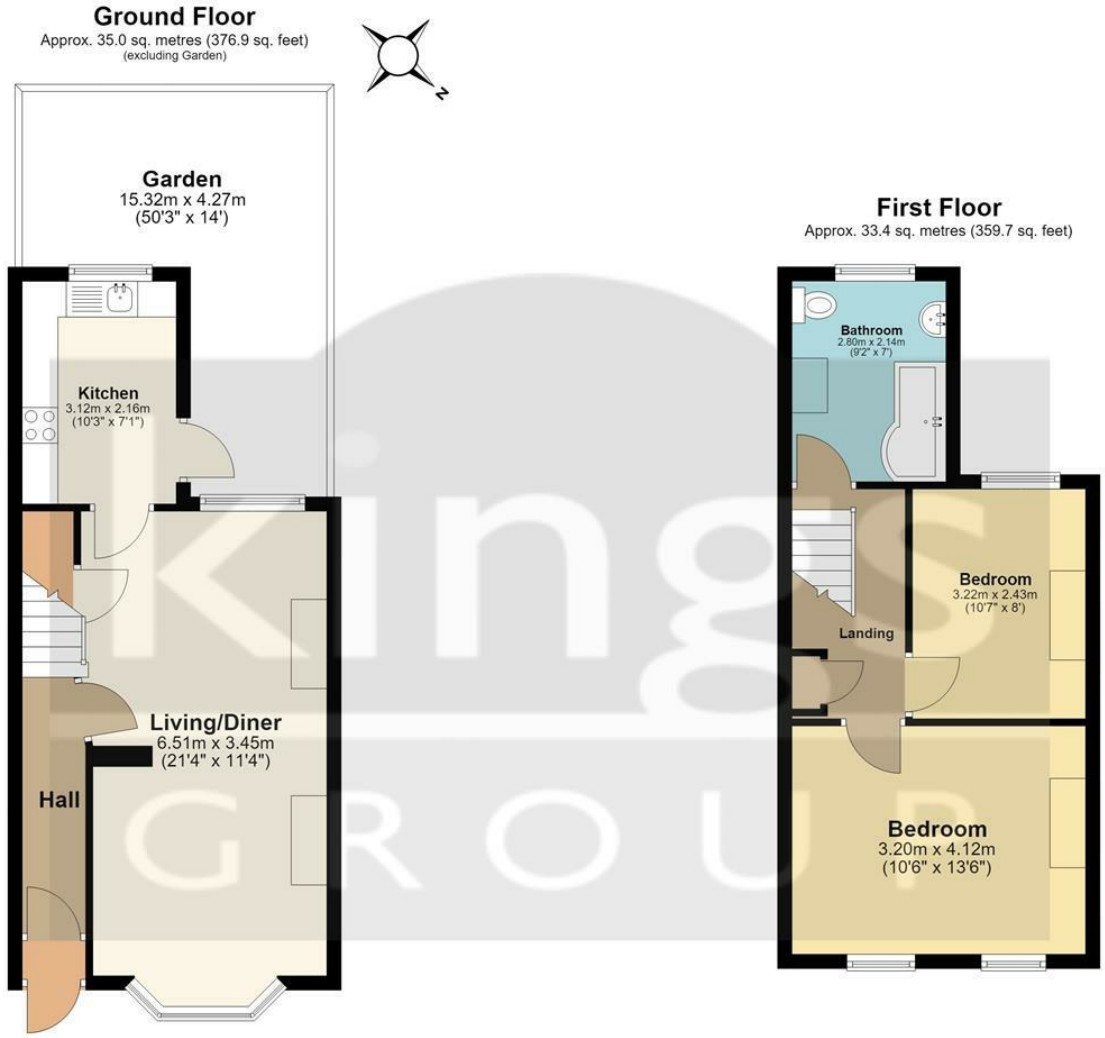












Total area: approx. 68.4 sq. metres (736.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Bath Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net