



**Upper Holly Hill Road, Belvedere**  
**By Public Auction £280,000 Freehold**



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

selling with tenant in situ, currently paying £1400.00 PCM

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Three-bedroom end-terrace Victorian house with tenant in situ currently paying £1400.00 PCM - gas central heating system - part double-glazed

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			68				80



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



entrance hall 22'8 x 5'1 (6.91m x 1.55m)

lounge & dining room 27'0 x 11'0 (8.23m x 3.35m)

kitchen 10'4 x 9'2 (3.15m x 2.79m)

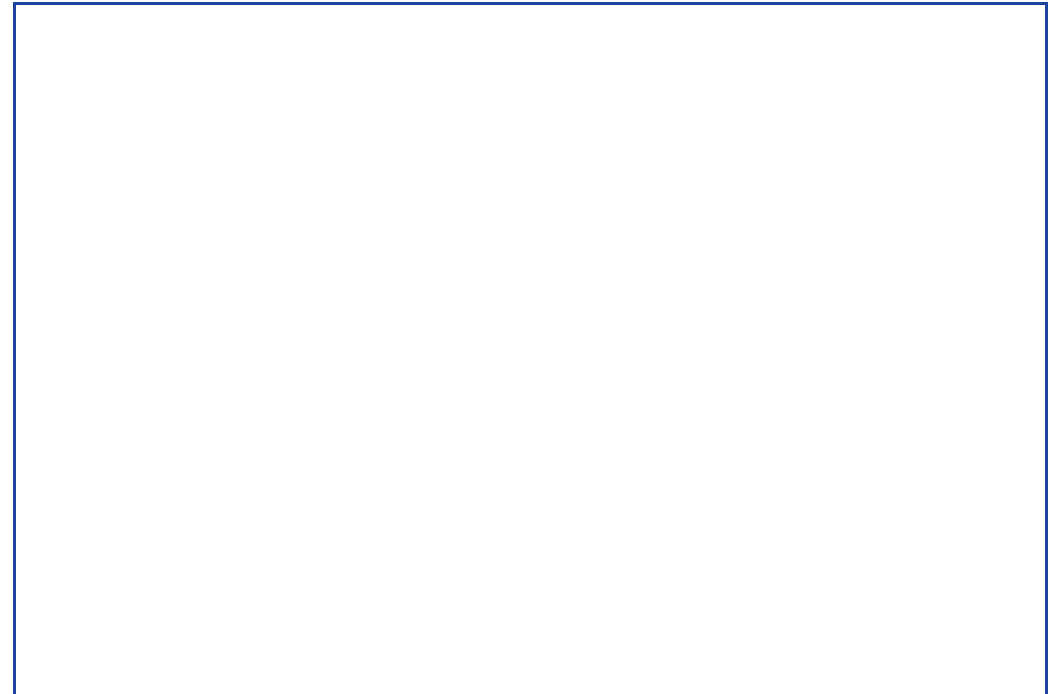
ground floor bathroom 9'3 x 8'8 (2.82m x 2.64m)

bedroom one 14'5 x 12'6 (4.39m x 3.81m)

bedroom two 12'4 x 8'8 (3.76m x 2.64m)

bedroom three 10'6 x 9'3 (3.20m x 2.82m)

rear garden 33' approx (10.06m approx)



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