



Bullbanks Road, Belvedere
Asking Price £385,000 Freehold



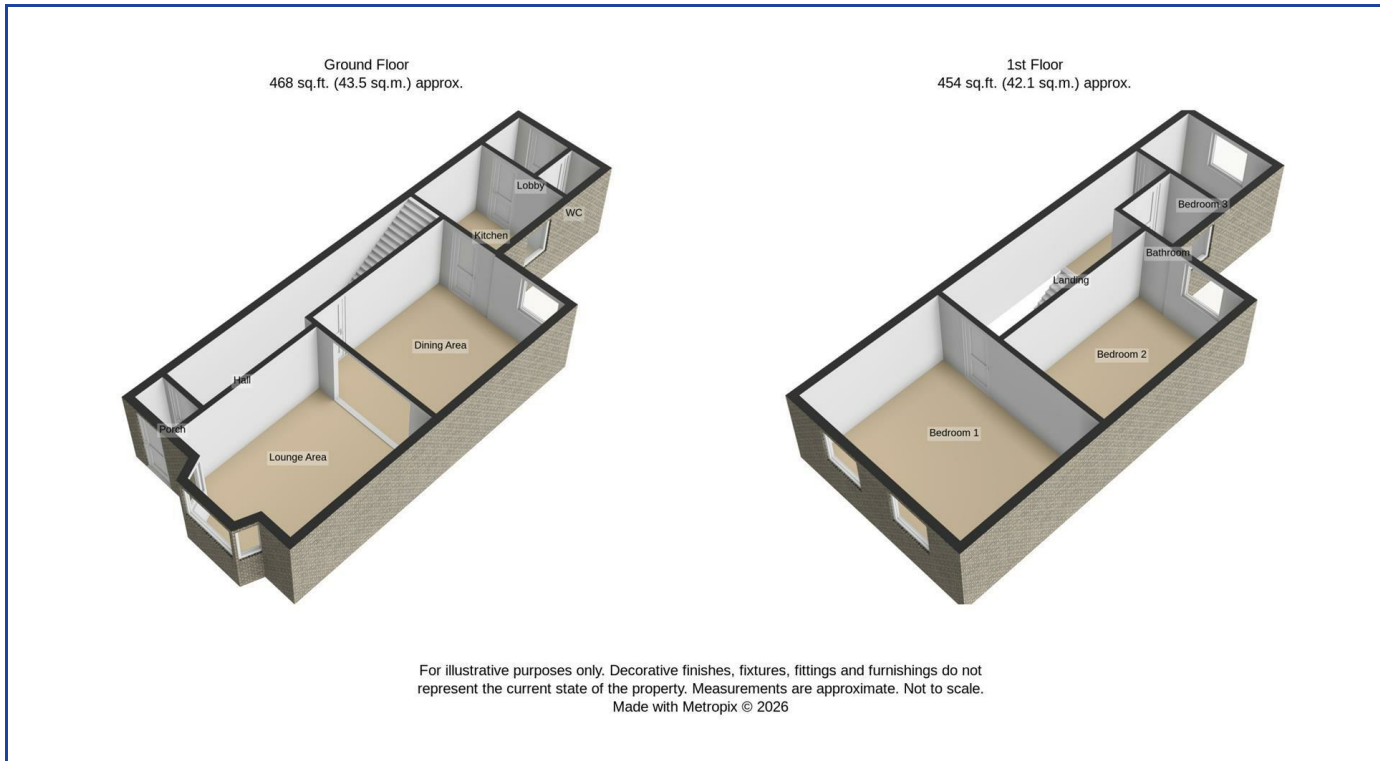
CHAIN FREE SALE. Parris Residential are delighted to present this well presented spacious three-bedroom Victorian terrace home, located on Bullbanks Road in Belvedere.

Offering two good sized reception rooms, three bedrooms, ground floor cloakroom and first floor bathroom, the property combines character with practical family living. Conveniently situated within easy reach of both Belvedere and Erith train stations, with Franks Park just a short stroll away, the location is perfect for commuters and families alike. Further benefits include double glazed windows and a gas central heating system.

Transport | Belvedere & Erith - mainline rail station with South eastern services into central London
 Schools | Belvedere Infant School & Trinity Church of England School
 Parks & Outdoor Space | Frank's Park popular local green space with playgrounds and walking areas.
 Belvedere Beach Playground is a family-friendly recreation area nearby.

Freehold | EPC band C | Bexley council Tax : Band C





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		70	(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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 12'7 x 3'0 (3.84m x 0.91m)

Cloakroom

Reception One 13'9 inc x 10'7 (4.19m inc x 3.23m)

Reception Two 12 x 11'4 (3.66m x 3.45m)

Kitchen 7'9 x 8'3 (2.36m x 2.51m)

Landing

Bedroom One 11'7 x 14'2 (3.53m x 4.32m)

Bedroom Two 12'1 x 8'9 (3.68m x 2.67m)

Bedroom Three 8'3 x 5'3 (2.51m x 1.60m)

Bathroom 5'4 x 5'2 (1.63m x 1.57m)

Garden 41' aprox (12.50m aprox)



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