

Bernard Skinner



- Spacious ground floor maisonette
- South facing garden with direct access
- No onward chain
- Lounge and dining area

2 Fairby Road, Lee, SE12 8JL

Guide Price £380,000

A fantastic opportunity to purchase this spacious two-bedroom ground-floor flat, offering generous living accommodation.

The property features a spacious 13' 6" x 13' 1" lounge, complemented by a separate dining area which provides plenty of room for a good-sized dining table, making it ideal for entertaining friends and family. There is also a well-proportioned kitchen. Both bedrooms benefit from built-in wardrobes, while the hallway offers an excellent amount of additional storage with several cupboards - a particularly useful feature and something not often found in many modern flats.

One of the property's real highlights is the impressive 36' x 28' South-facing rear garden, which can be accessed directly from the flat. A rear gate also provides convenient access to the garage en bloc, offering valuable additional storage.



Property Description

The location is also well suited to commuters, with both Kidbrooke and Lee railway stations less than a mile away, providing convenient connections into London. There are also a number of established bus routes close by.

Sutcliffe Park is approximately one-third of a mile away, the park is home to a sports centre offering a range of activities, including Clip 'n Climb and an indoor skate park, as well as an athletics track. The park also hosts a weekly Parkrun, providing a great option for those who enjoy keeping active.

Everyday amenities are also within easy reach, with local shops and a Sainsbury's supermarket just over half a mile away.

ENTRANCE HALL

Upvc front door, 4 built in storage cupboards, fitted carpet, radiator.

LOUNGE

13' 6" into bay x 13' 1" (4.11m x 3.99m) Upvc window to front, fitted carpet, radiator.

DINING ROOM

10' 2" x 9' 3" (3.1m x 2.82m) Double glazed patio doors to garden, fitted carpet, radiator.



KITCHEN

7' 6" x 7' 5" (2.29m x 2.26m) Upvc window to rear, fitted wall and base units, 1.5 bowl sink unit, free standing cooker to remain, space for washing machine, part tiled walls, wall mounted boiler, vinyl flooring.

BEDROOM 1

11' 5" x 10' 7" (3.48m x 3.23m) Upvc window to rear, fitted carpet, radiator, built in wardrobe.

BEDROOM 2

11' 3" x 6' 11" (3.43m x 2.11m) Upvc window to front, fitted carpet, radiator, built in wardrobe.



BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m) Upvc window to rear, white suite comprising of panelled bath with mixer tap and shower over, w.c., wash basing, part tiled walls, radiator, vinyl flooring.

OUTSIDE

South facing rear garden measures approximately 36' x 28' (10.97m x 8.53m) with patio area, mainly laid to lawn with flower borders, brick built shed, outside tap and light, gated rear access.

GARAGE en BLOC: Number 220, up and over door.



Preliminary detail - awaiting validation

MATERIAL INFORMATION

Tenure: Leasehold

Lease term: from 18th November 2011 up to and including 2nd July 2148

Years remaining: 122 years remaining

Service charge: Nil

Ground rent: Nil

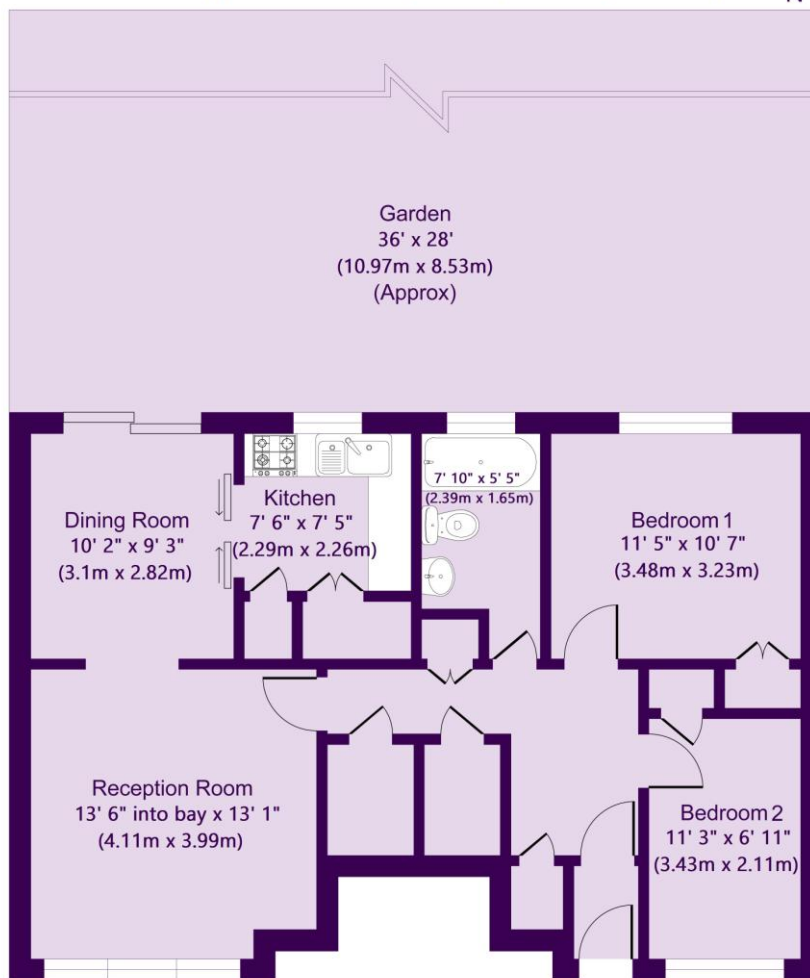
Council tax band: C - £1873.51



All buyers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Fairby Road SE12

Total area: Approx. 801.8 sq. feet (74.4 sq metres)



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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