



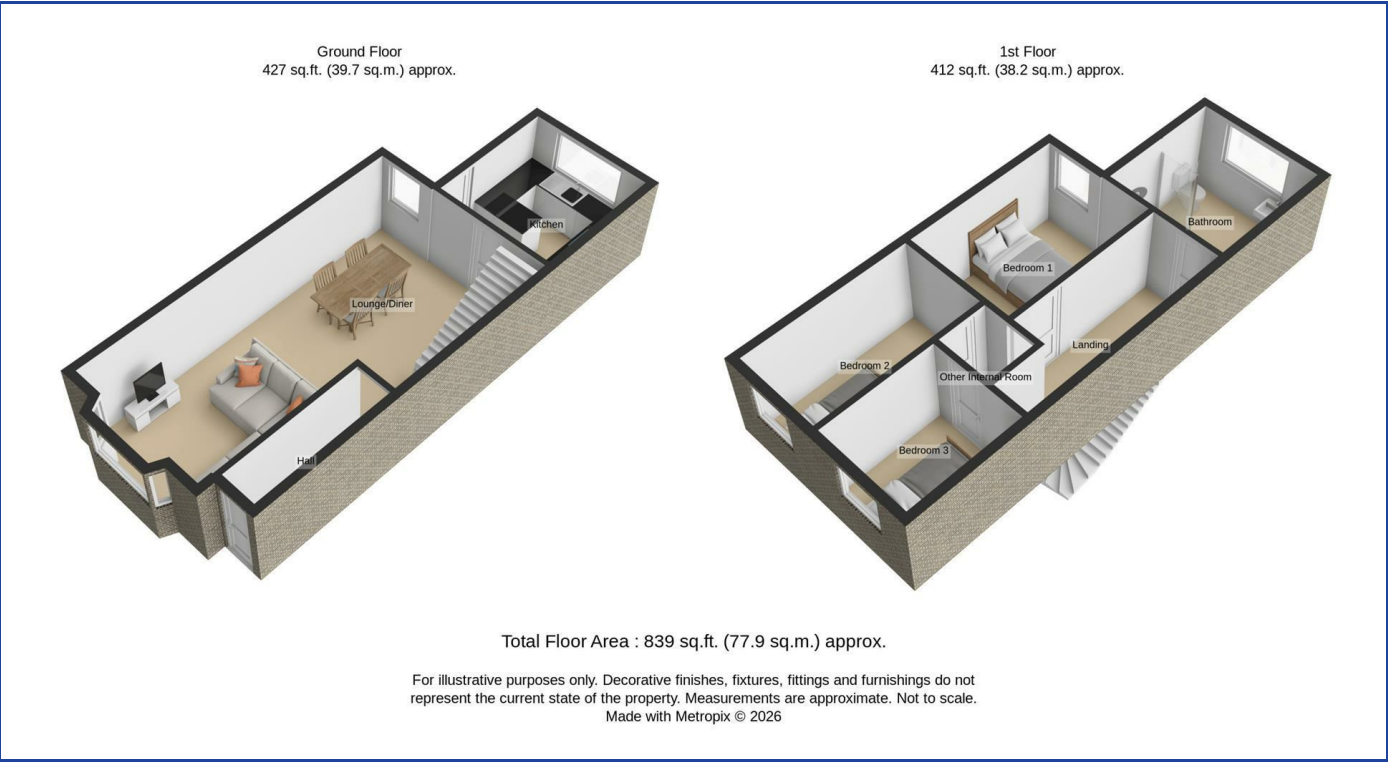
South Gipsy Road, Welling
Price Guide £400,000 Freehold



PRICE GUIDE £400,000 - £425,000 - CHAIN FREE SALE Parris Residential are delighted to offer this three-bedroom Victorian terrace house with a spacious & modern first-floor bathroom with large walk in shower cubicle. This pretty house is located on a residential road of similar properties. The property is well presented and benefits from having double-glazed windows and a gas central heating system. The traditional fitted kitchen also has a built-in oven and hob. To the rear is a 50' approx garden. Welling High Street can be found just around the corner, as well as the open space of Danson Park and boating lake. Both Bexleyheath & Welling train stations can be found nearby. Your internal inspection is highly recommended.

EPC Band C | Council Tax Band C | Freehold





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		69	(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			England & Wales		
EU Directive 2002/91/EC			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.

hallway 10'4 x 2'9 (3.15m x 0.84m)

lounge & dining room 25'6 inc bay x 14' max (7.77m inc bay x 4.27m max)

kitchen 9'8 x 9'2 (2.95m x 2.79m)

landing 12'5 x 4'9 (3.78m x 1.45m)

bedroom one 11'7 x 9'0 (3.53m x 2.74m)

bedroom two 11'6 x 6'7 max (3.51m x 2.01m max)

bedroom three 8'3 x 7'4 (2.51m x 2.24m)

bathroom 9'2 x 9'2 (2.79m x 2.79m)

rear garden 50' approx (15.24m approx)

