



12 Love Lane Mitcham

**£380,000
Freehold**

** A WELL MAINTAINED TWO DOUBLE BEDROOM END TERRACE HOUSE LOCATED IN A SOUGHT AFTER AREA **

This popular two bedroom house features gas central heating, double glazing, modern kitchen and bathroom and a south facing rear garden. The property has also retained some of its original features.

Love Lane is conveniently located for local shops and transport links including the tram link, bus services and the Northern Line Tube Station.

The house is offered with NO FORWARD CHAIN and a quick sale can be achieved.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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