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MARRIOTT VERNON  
ESTATE AGENTS



12 Queen Street, Croydon, CR0 1SY

Guide price £300,000





# 12 Queen Street Croydon, CR0 1SY

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\*\*\*Guide Price £300,000-£325,000\*\*\*

Marriott Vernon present to the market this well proportioned two double bedroom mid terraced property with paved garden and no onward chain, conveniently situated in the heart of Old Town, within a short distance of transport links and amenities. The property offers bright, well planned accommodation but does require some modernisation - ideal for homeowner or investor buyer alike. Features include a double length reception room, kitchen, downstairs bathroom/WC, gas central heating and double glazing.

Accommodation comprises entrance leading into the double length reception room with space for relaxing, entertaining and dining. The separate kitchen, with door to the garden, comprises a range of wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and oven below, and further space for appliances. A family bathroom with white suite and adjacent WC completes the lower level accommodation. To the first floor, there are two equally sized double bedrooms.

The property is very conveniently located within easy access of Tramlink at George Street and Church Street, with East Croydon station and Croydon town centre within a short walk. Croydon town centre itself offers a huge array of shops, bars, restaurants and amenities, as well as leisure facilities including a cinema complex. The area is also well served by good local schools and open spaces.

Viewings are highly recommended.



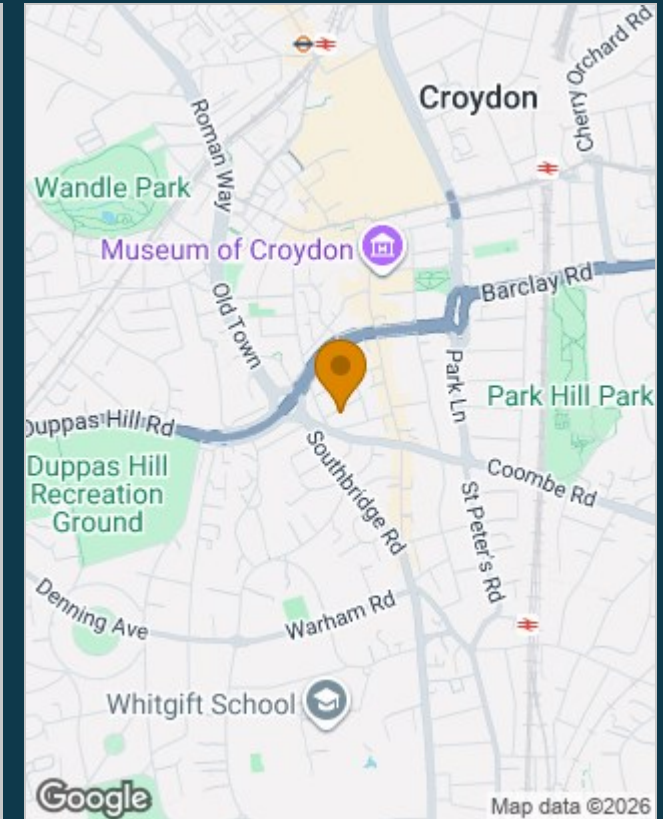




## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.