

FOR SALE



Newark Road , South Croydon

3 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £450,000

MARTIN&CO



Newark Road , South Croydon

3 Bedrooms, 1 Bathroom

Asking Price Of £450,000

- Three Bedrooms
- Two Reception Rooms
- House with Potential
- Sunny South Facing Garden
- Quiet Residential Road

Thee-Bedroom Semi-Detached Victorian House with Potential – Close to South Croydon, Sanderstead & Purely Oaks

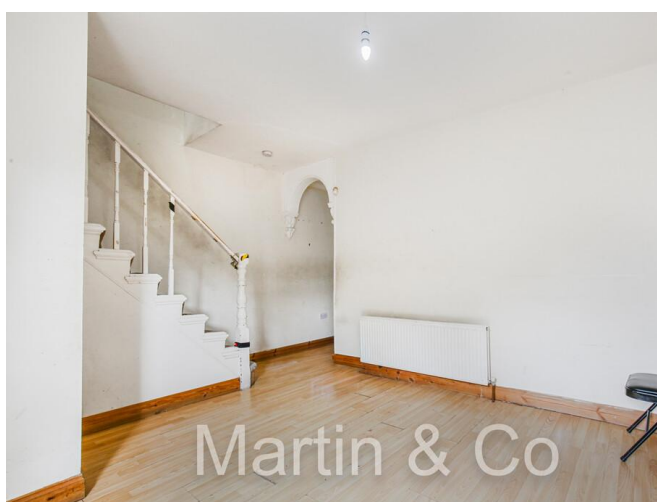
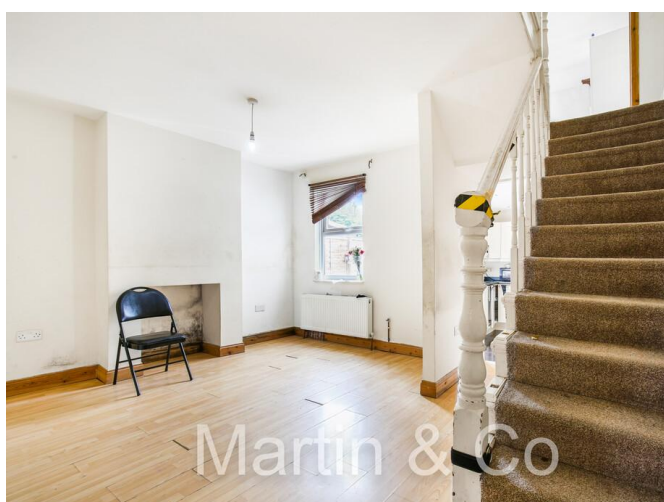
This two-bedroom semi - detached Victorian property, located on a quiet residential road near Brighton Road , presents an excellent opportunity for refurbishment and customisation. With its classic façade and spacious interior, the home retains character while offering scope for modern living.

The ground floor features a double reception room, ideal for both lounging and dining, and a separate kitchen to the rear, bathroom, with direct access to the garden. The layout is well-suited for reconfiguration or extension, subject to the necessary consents.

Upstairs, the property offers three good sized bedrooms and w/c. The house would benefit from modernisation throughout, making it an ideal project for those seeking to add value or create a personalised family home.

Located on a peaceful street, the property is within easy walking distance of South Croydon Station, offering regular services into London, and is well-served by local bus routes. A range of local amenities, parks, and reputable schools are also close by. NO CHAIN!



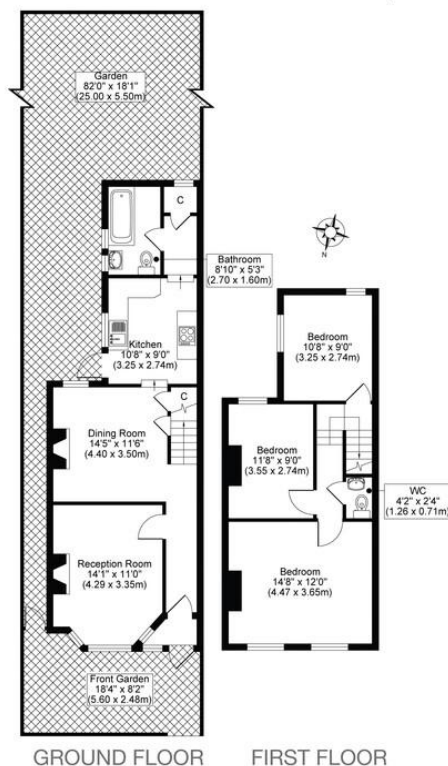




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-10	G		



NEWARK ROAD, SOUTH CROYDON, CR2
TOTAL APPROX FLOOR PLAN AREA 990 SQ.FT (92 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optjc
MEDIA
opticmedia.co.uk

Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.