



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**WELL PRESENTED
THROUGHOUT
CUL DE SAC LOCATION
GARAGE EN BLOC**

**PRIVATE REAR GARDEN
CLOSE TO HIGH STREET
TWO DOUBLE BEDROOMS**



**37 Lyminge Close
Sidcup, DA14 6RE**

**Guide Price £325,000-
£335,000**

Village Estates present a TWO DOUBLE BEDROOM first floor maisonette positioned in a peaceful CUL-DE-SAC, the property has the added benefit of a LEASE length OVER 900 YEARS and very LOW ANNUAL CHARGES. We feel this home would suit someone downsizing or a first time buyer having good size bedrooms a Garage En bloc and a private rear garden.

EPC RATING: C

COUNCIL TAX BAND: C

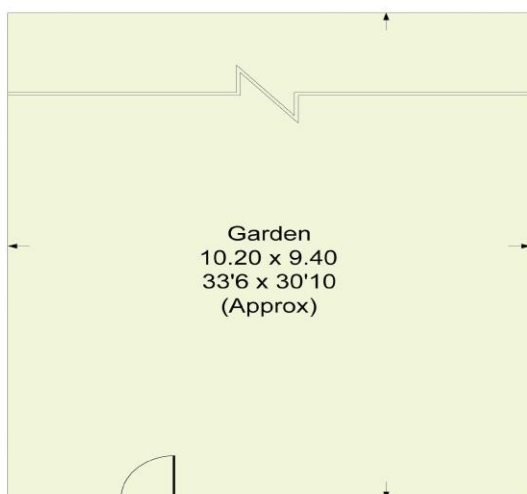
TENURE: Leasehold

LEASE TERM: 999 Years from 25 December 1961

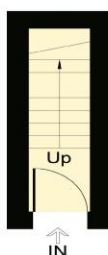


Lyminge Close, DA14

Approximate Gross Internal Area = 62.3 sq m / 671 sq ft



Garden



Ground Floor



First Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.