

SOLD STC



Purley Road , South Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £310,000

MARTIN&CO



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Offers In Excess Of £310,000

- Two Bedroom Victorian House
- Work Required
- Upstairs Bathroom
- Work Shop
- Patio Garden
- Two Reception Rooms
- No Chain

Lovely 2 bedroom end of Terrace Victorian House with workshop in the garden. If you would prefer to update to your own taste, rather than pay a premium for someone else's, then don't miss this very realistically priced 2 bedroom house in popular residential road just a 5 minute stroll from Sanderstead & Purley Oaks Station.

Affording tremendous potential the house comprises an entrance hall, living room , 2nd reception/dining room , landing, two double bedrooms and benefits from gas heating. upstairs bathroom. Externally there is a workshop and patio garden - now in need of attention - but could be ideal for al fresco entertaining!

Available with no onward chain, call Martin & Co now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

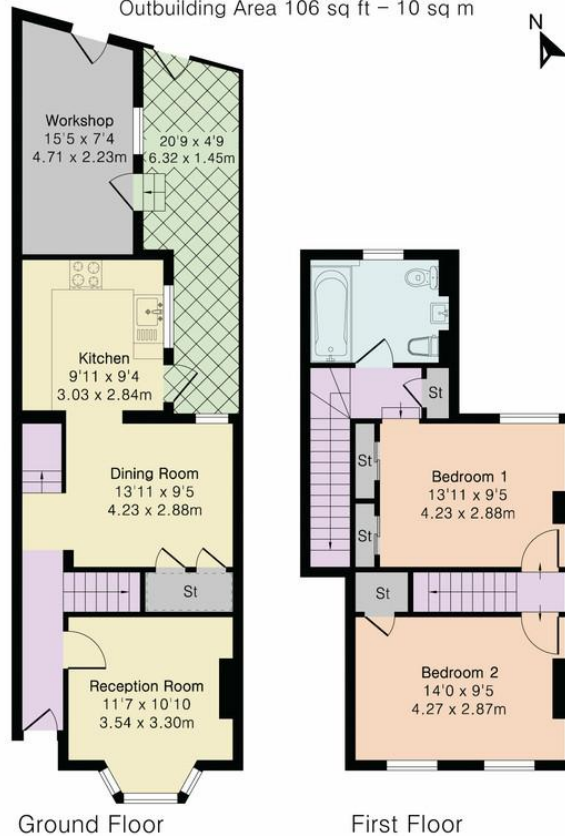


**Approximate Gross Internal Area 847 sq ft - 78 sq m
(Excluding Outbuilding)**

Ground Floor Area 413 sq ft - 38 sq m

First Floor Area 434 sq ft - 40 sq m

Outbuilding Area 106 sq ft - 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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