

FREEHOLD



House - Mid Terrace

# 106 YORKLAND AVENUE, WELLING, DA16 2LN

Guide price

## £450,000

### FEATURES

- THREE BEDROOM MIDDLE TERRACED FAMILY HOME
- SOUTH-FACING REAR GARDEN
- RECENTLY RENDERED AND NEW WINDOWS INSTALLED
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINING ROOM
- DRIVEWAY TO FRONT



# 3 Bedroom House - Mid Terrace located in Welling

GUIDE PRICE £450,000 - £475,000 Westwood Property Services are pleased to offer for sale this lovely three bedroom middle terraced family home. Having recently had new windows, rendering and gas boilers the well presented accommodation on offer comprises entrance hall, bay fronted living room with shutter blinds, open plan kitchen/dining room, ground floor four piece bathroom and three good size first floor bedrooms. The rear garden is SOUTH-FACING and there is also a driveway to front. An internal viewing comes highly recommended.

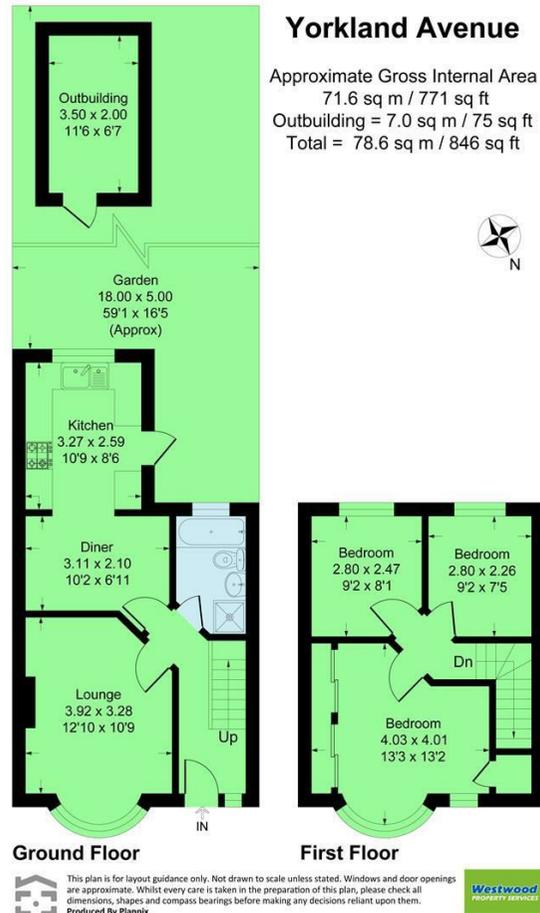
Call us on

**020 8301 5511**

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**Council Tax Band**

**D**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 are advised to recheck the measurements.

