

**SOLD STC**



**Sussex Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £375,000**

**MARTIN&CO**



## Sussex Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £375,000

- Delightful Victorian House
- Two Reception Rooms with Wood Floors
- New Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC

A CHARMING 2 BEDROOM COTTAGE CLOSE TO SOUTH CROYDON STATION.

Hurry to view this lovely house enjoying a popular South Croydon setting just a 5 minute stroll from the station and within easy reach of the excellent local shops, cafes, bars and restaurants at South End and the Restaurant Quarter.

The property affords a reception room & a separate cosy dining room with WOOD-BURNING STOVE - both of with wooden flooring, a smart recently fitted kitchen, two double bedrooms and a modern bathroom/wc. Other features to note include gas heating and double glazing. Externally there is an easily maintained, secluded garden at the rear - the perfect spot for a Summer BBQ.

For those with a car, parking is available in the road with a resident's permit from Croydon Council. Young families will also appreciate there are two well thought of primary schools also within easy walking distance.



Houses like this are perennially popular and you should call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!

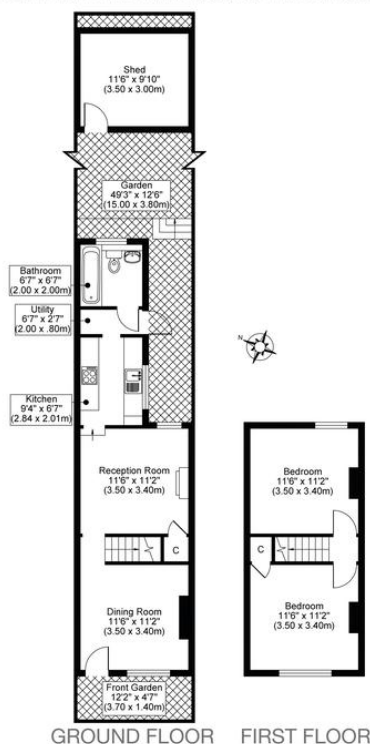




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |



SUSSEX ROAD, SOUTH CROYDON, CR2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 829 SQ.FT (77 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 716 SQ.FT (67 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.

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## Martin & Co Croydon

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**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 for m 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

