



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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



EST 1973
Paul Meakin
ESTATE AGENTS

£380,000 Parker Road, Croydon, CR0 1DU



Nestled on Parker Road in the vibrant area of South Croydon, this charming mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a comfortable retreat for rest and rejuvenation.

The house has been internally refurbished throughout, showcasing a modern refitted kitchen that is both stylish and functional, perfect for those who enjoy cooking and hosting. The refitted bathroom including a separate shower and bath complementing the contemporary feel of the home.

One of the standout features of this property is the small garden, which offers a delightful outdoor space ideal for barbecues and enjoying the fresh air. This area is perfect for those who appreciate a bit of greenery and outdoor living.

Located in a great spot, the property benefits from excellent transport links, making commuting and exploring the wider area a breeze. South Croydon is known for its vibrant community and accessibility, making it a desirable location for many.

In summary, this two-bedroom terrace house on Parker Road is a fantastic find, combining modern living with a prime location. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this home is sure to impress.

- Chain Free
- Two reception rooms
- Refitted bathroom with separate bath and shower

- Well presented Terraced Home
- Refurbished kitchen with integrated appliances
- Conveniently located to local amenities and public transport

Entrance Hall
2'8" x 12'8" (0.83 x 3.88)

Dining Room
7'10" x 11'4" (2.39 x 3.46)

Living room
10'3" x 10'11" (3.14 x 3.35)

Kitchen
5'9" x 18'3" (1.76 x 5.57)

Landing

Bedroom One
10'6" x 11'4" (3.21 x 3.47)

Bedroom Two
6'11" x 10'11" (2.11 x 3.33)

Bathroom
6'0" x 7'10" (1.84 x 2.41)

Garden

