

FOR SALE



South Croydon, Surrey

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £365,000

MARTIN&CO



South Croydon, Surrey

Asking Price Of £365,000

- Modernised Period House
- 2 Reception Rooms
- 2 Double Bedrooms
- Useful Loftroom Playroom/Study
- Smart Kitchen & Bathroom
- Gas Heating
- Gated Parking at Rear

Enjoying a sought-after and convenient location in one of the very popular 'ladder' roads, just 10 minutes from South Croydon Station, this highly appealing Victorian house has been improved by the current owners to provide a stylish home.

The property comprises two separate reception rooms, a modern fitted kitchen, a bathroom/wc, two equally sized double bedrooms one of which has stairs leading up to a bonus loft room/playroom/study and benefits from gas heating. Externally there is a small garden at the front, a good-sized rear garden and off road parking for one car. The parking space is approached via a driveway at the rear for which there is small annual charge for the right of way.

South Croydon Station with regular services to central London is just half a mile away, whilst there are regular bus services nearby on Brighton and Selsdon Roads. There is also a range of convenience stores cafes and restaurants within a few minutes walk.

Available with no onward chain, call the Vendor's sole agent Martin & co Croydon now for an appointment to view!

%epcGraph_c_1_331%





Newark Road, South Croydon, CR2

APPROX. GROSS INTERNAL FLOOR AREA 843 SQ FT 78 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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.