

Bernard Skinner



- Exceptional ground floor maisonette
- Two bedrooms
- 57' Well stocked South facing garden
- Own gated driveway

6 Moira Road , Eltham, SE9 1SH

Guide Price £325,000

Plenty of character and charm with this smashing two bedroom ground floor maisonette situated on the sought-after Progress conservation area. Offered with the benefit of French doors to the garden from the main bedroom and with the rare benefit of a driveway, this super property has a very long lease and no service charge. With delightful gardens front and rear, with a wide variety of flowers and shrubs and vegetables, the property is situated so conveniently with local shops and bus routes on Well Hall Road within a few hundred yards, Eltham station around half a mile and the landscaped gardens of The Pleasaunce similar distance. Ideally suit first time buyers and investors alike, ready and waiting to move into!

Lease: 999 years from 24/06/1972

No service charge

Ground rent: Peppercorn



Property Description

LOUNGE

13' 9" x 11' 8" recess (4.19m x 3.56m) Front door, double glazed window to front, radiator, laminate flooring.

KITCHEN

12' 4" widest point x 9' 5" longest point (3.76m x 2.87m) Double glazed window to rear, fitted wall and base units, work surfaces, space for fridge freezer and washing machine, built in oven and hob with stainless steel chimney hood, radiator, laminate flooring.

BEDROOM 1

10' 9" into recess x 9' 7" (3.28m x 2.92m) Double glazed French doors to garden, radiator, laminate flooring.

BEDROOM 2

10' 9" x 8' 4" (3.28m x 2.54m) Double glazed window to front, radiator, laminate flooring

INNER LOBBY

Double glazed door to garden, laminate flooring, door to:-

BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) Double glazed window to side, white suite comprising panelled bath with mixer tap and shower over with glass shower screen, wash basin and WC with fitted storage, heated towel rail, laminate flooring.





OUTSIDE

A very well maintained sunny South facing garden measuring approximately 57', patio area with outside light and tap, shingle path, a variety of mature flowers and shrubs, vegetable planters, pond, timber shed.

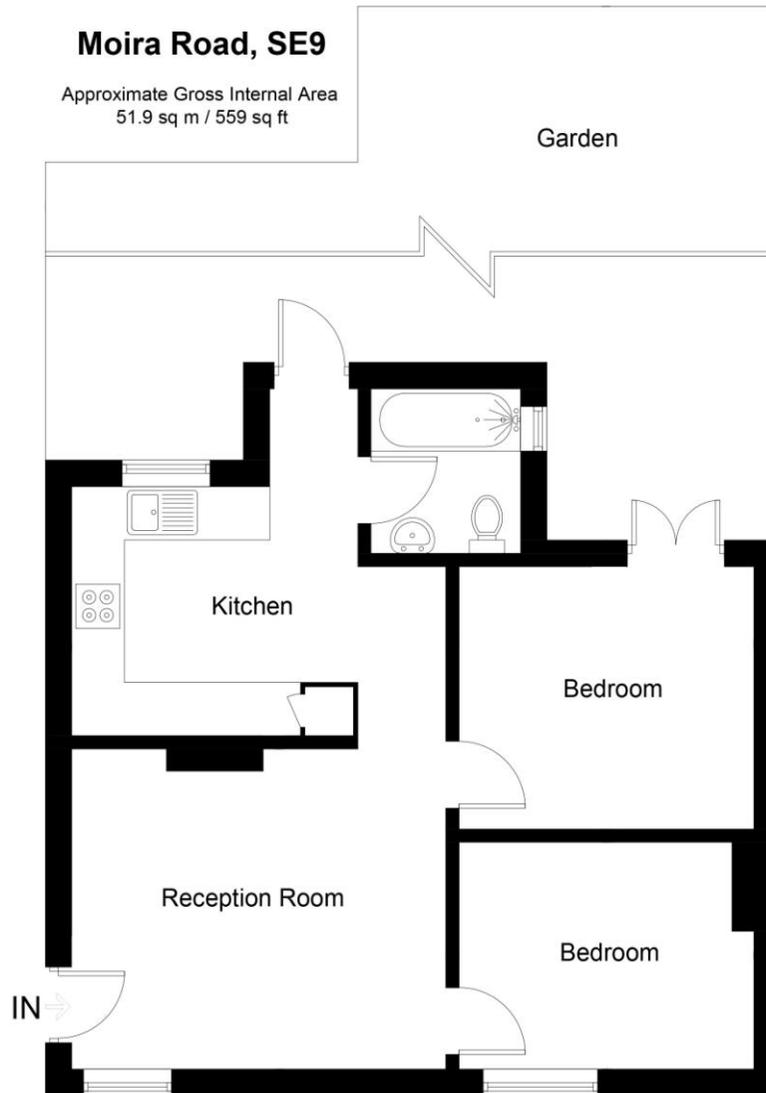
Front garden with mature planting

Own Driveway via double gates



Moira Road, SE9

Approximate Gross Internal Area
51.9 sq m / 559 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Bernard Skinner (ID797222)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bemardskinner.co.uk
020 8859 3033
mail@bemardskinner.co.uk

OnTheMarket.com

rightmove

Zoopla
Smarter property search