

Bernard Skinner



70 Granby Road, Eltham, SE9 1EN

Guide Price £325,000 - £350,000

- Ground floor maisonette
- Two bedrooms
- No chain
- Own gardens, front, side and rear

Smashing first time purchase offered by this end of block two bedroom, ground floor maisonette within the sought after Progress conservation area. With no onward chain, the property has plenty of character and charm provided by original features dating back to when the property was built over a century ago. With the benefit of a conservatory and own gardens front, side and rear and a side access, there is a very long lease and no service charge! Situated within half a mile or so of a range of shops and bus routes on Well Hall road, Eltham station is around three quarters of a mile away. Take a look and see for yourself!



Property Description

LOUNGE

13' 9" x 12' 4" into recess (4.19m x 3.76m) Front door, double glazed windows to front, wooden fire surround, radiator, original varnished floorboards.

LOBBY AREA

Original varnished floorboards, doors to kitchen and bathroom

KITCHEN

9' 2" x 8' 9" (2.79m x 2.67m) Double glazed window to rear, fitted wall and base unit with worksurfaces, built in oven and hob with stainless steel cooker hood over, space for washing machine, tumble dryer and fridge/freezer, 1.5 bowl sink unit, cupboard housing boiler, vinyl flooring.

BATHROOM

6' 0" x 5' 7" (1.83m x 1.7m) Double glazed window to rear, white suite comprising panelled bath with shower over, wash basin with storage under, fitted storage cupboards, w.c, heated towel rail, tiled walls and flooring.



BEDROOM 1

10' 9" into recess x 9' 6" (3.28m x 2.9m) Double glazed window to side, French doors to conservatory, cast iron fire surround, radiator, wood strip flooring.



BEDROOM 2

10' 9" x 8' 4" (3.28m x 2.54m) Double glazed window to front, radiator, original varnished floorboards.

CONSERVATORY

7' 9" x 6' 4" (2.36m x 1.93m) French doors to garden, laminate flooring

OUTSIDE

A sunny Westerly facing rear garden measuring approximately 54'. Shingle to patio area, laid to lawn, shed, gated side access.

Lawned area to front and side.

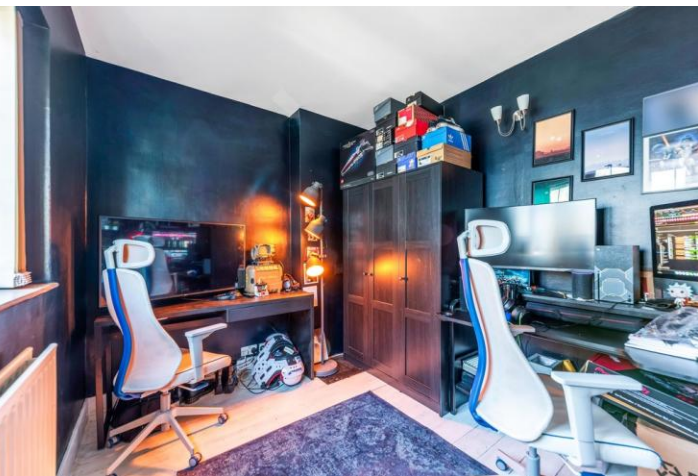
Tenure: Leasehold

Lease 999 years from 24/06/1972

No service charge - just buildings insurance

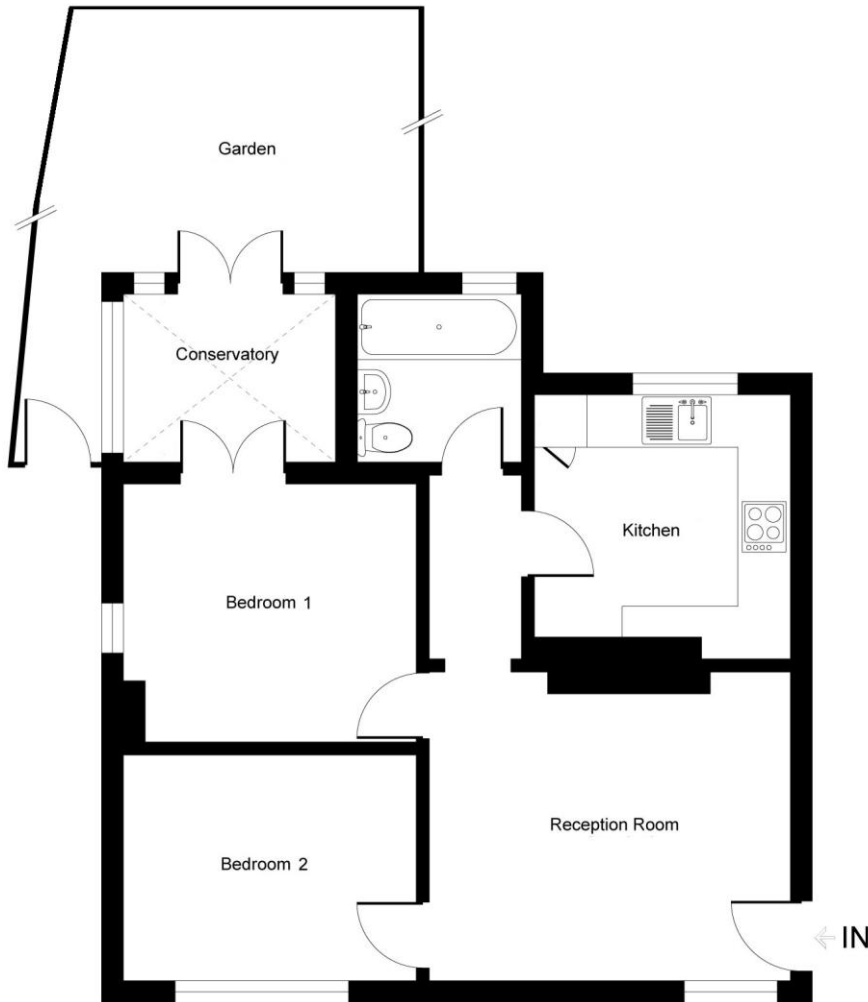
Ground Rent: Peppercorn

Council Tax Band 'C'



Granby Road, SE9

Approximate Gross Internal Area = 56 sq m / 605 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 55 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

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