





Property Features

- 1027 SQ FT | 95.4 M2
- VICTORIAN TERRACE HOUSE
- CIRCA 90' SOUTH FACING GARDEN
- BUILT AS 3 BEDROOMS
- CURRENTLY 2 WITH LARGE LANDING
- LUXURY REFITTED BATHROOM
- TWO RECEPTION ROOMS
- KITCHEN - BREAKFAST ROOM
- ADDITIONAL DOWNSTAIRS CLOAKROOM
- DESIRED LADYWELL VILLAGE AREA



DESCRIPTION

Built by the Victorians as a three bedroom house, the present owners changed the first floor layout as they preferred a much larger and more modern bathroom which was recently fitted. The house currently presents as a two bedroom house with a much larger landing with a large modern bathroom suite. This could easily be reversed, however the trend in these houses is for a loft conversion. So, in the long run, buyers may find this layout better and more useful for modern living, with the larger bathroom. The house has been in one family for quite some years, it has been loved and has raised a family. It is honestly now a little dated and will require a compassionate buyer to bring the house up to modern tastes. Located on the sunny side of the street with the bigger gardens. Also mid way between the increasingly popular, 'Ladywell Village', but equidistant to Lewisham Station, (The best in the South East) and the DLR, which are Zone 2. Please call for further information. Viewings, strictly by appointment with the vendors sole agent, Mark Beaumont.com.

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ENTRANCE HALL**CELLAR****RECEPTION ROOM**

13' 6" x 12' 3" (4.11m x 3.73m)

RECEPTION ROOM

11' 0" x 10' 11" (3.35m x 3.33m)

KITCHEN/BREAKFAST ROOM

18' 4" x 10' 0" (5.59m x 3.05m)

INNER LOBBY**DOWNSTAIRS CLOAKROOM****FIRST FLOOR LANDING**

This landing is much larger than usual. What was the bathroom has been opened up to create a large landing.

BATHROOM

8' 6" x 8' 0" (2.59m x 2.44m) In these houses this is normally Bedroom 3. The vendors particularly wanted a smart and generous sized bathroom, so they swapped the rooms around.

MASTER BEDROOM

16' 2" x 13' 5" (4.93m x 4.09m)

BEDROOM TWO

11' 1" x 10' 10" (3.38m x 3.3m)

OUTSIDE TO THE REAR

Circa 90' (27.43m)

AGENTS NOTE

This house was a three-bedroom house. But it is currently a two-bedroom house with a larger than normal bathroom and a larger than normal landing.

The house does require some modernisation, which could include a new kitchen. You can expect that the wiring will need updating. The house requires redecoration throughout to your tastes, but the bathroom is well appointed.

DISTANCES

Distances are taken from sprift.com. They are approximate and are to be used as rough guide only.

Transport

Ladywell Station and DLR 0.3 Mile

Lewisham Station & DLR 0.4 Mile

St. Johns Station 0.66 Mile

Crofton Park Station 0.9 Mile

Schools

Prendergast Vale School - All through - SE13 7BN - 0.22 - Good

Urban Mission School - Independent Secondary - SE13 7FY - 0.27m - Good

St Saviour's Catholic Primary School - Nursery, Primary - SE13 6AL - 0.30m - Good

Prendergast School - Secondary Post 16 - SE4 1LE - 0.37m - Outstanding

St Mary's Lewisham Church of England - Primary School - Nursery, Primary - SE13 6NX - 0.37m

Parks

Hillyfields - 0.4m

Ladywell Fields - 0.4m

PROPERTY INFORMATION

General property information:

Property Construction: Brick. (Assumed)

Floor Level: Ground & first floor.

Council Tax: Lewisham Council Band D

EPC Rating: D

Sewerage: Mains drainage.

Heating Type: Gas central heating.

Hot water: Gas

Parking Information: Street parking

Tenure: Freehold

Flood Risk: Low Risk.

Utilities:

Electricity supply - TBC

Water supply - TBC

Mobile Phone coverage - For estimated coverage try here, <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband - For estimated coverage try here, <https://www.openreach.com/fibre-broadband>

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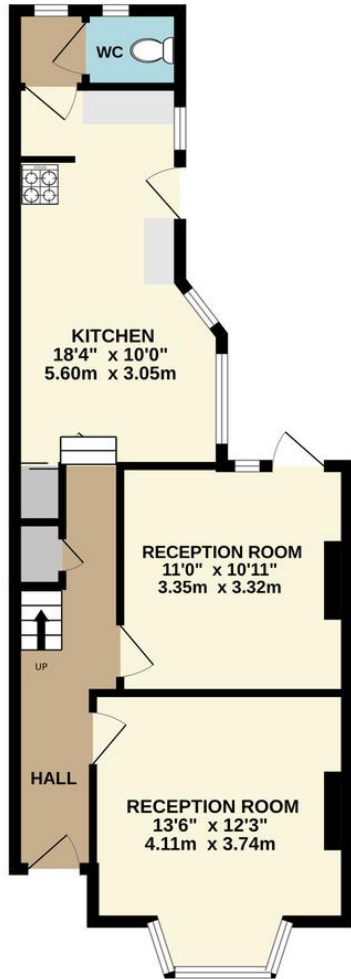
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Items shown within photographs are NOT included unless specifically mentioned in writing - however, they may be available by separate negotiation.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		