

FREEHOLD

Modern Freehold Mid Terraced House  
**FERNLEIGH CLOSE,  
CROYDON,  
SURREY,  
CR0 4RY**

**£280,000**

#### FEATURES

Modern 1 Bedroom Terraced House

Ideal First Time Buy

Ideal Rental Investment

Double Glazed Windows.

Allocated Parking Space

Requires Improvement

Council Tax Band C

EPC Rating E

No Onward Chain

Call Now to arrange your Viewing!



# 1 Bedroom Modern Freehold Mid Terraced House located in Croydon

One Bedroom Modern Freehold Mid Terraced House requiring improvement. Situated within reach of Croydon Town Centre, Waddon mainline station and Wandle Park tram stop. Features; Open plan lounge / kitchen, Bathroom, Double bedroom, Double glazed windows, Garden and Parking space. Council Tax Band C. EPC Rating E. No Onward Chain. Call Now to View!

ENTRANCE

OPEN PLAN LOUNGE / KITCHEN 22' 4" x 10' 8"  
(6.81m x 3.25m)

KITCHEN

BEDROOM 12' 0" x 10' 8" (3.66m x 3.25m)

BATHROOM

GARDEN AREA

ALLOCATED PARKING SPACE

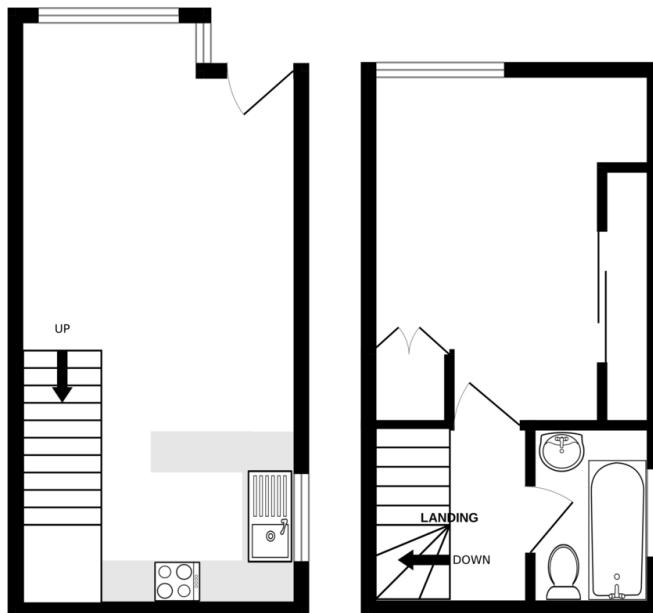
**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**



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GROUND FLOOR

1ST FLOOR



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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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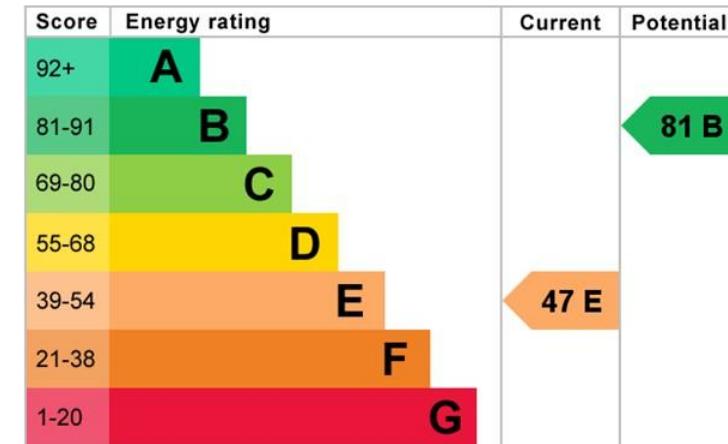
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Council Tax Band: C



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