

Sandy Hill Road, Woolwich

2 bed(s) 1 bath(s) 1 reception(s)

**Beaumont
Gibbs**
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

Asking price £260,000 Freehold





Beaumont Gibbs are pleased to offer this two bedroomed house for sale. Located on the popular "Sandy Hill Road" and conveniently sited for Woolwich town Centre, DLR and forthcoming Crossrail. The property does require general updating and modernisation and briefly comprises, entrance door to though lounge with door to kitchen and private garden to rear, upstairs can be found one double and one single bedroom, together with a shower room. Beaumont Gibbs are pleased to confirm this property is being offered chain free and recommend viewing at your earliest convenience.

Room Measurements

Through Lounge 26' x 9'88 (7.92m x 4.98m)

Kitchen 7'7 x 5'3 (2.31m x 1.60m)

Bedroom One 13'7 to rear of built in wardrobe x 11'2 narrowing to 6'6 (4.14m x 3.40m x 1.98m)

Bedroom Two 11'8 x 4'3 at widest point (3.56m x 1.30m)

Shower Room 9'2 x 3'8 (2.79m x 1.12m)

Rear Garden 70' (21.34m)

Important information

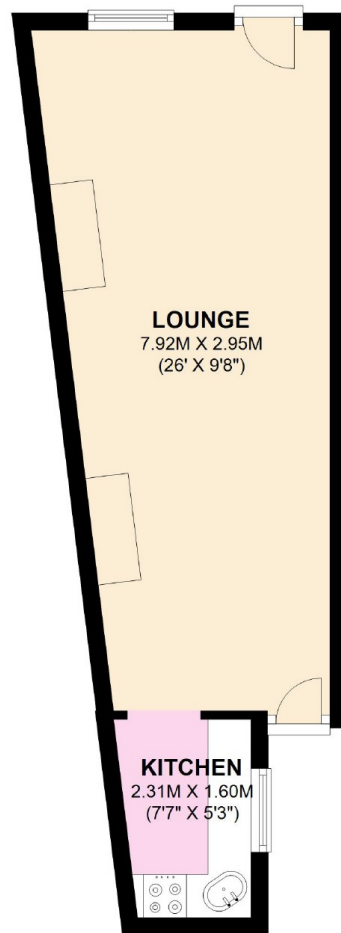
Pleas note due to the layout of the property room sizes should be used for guidance only.

Council Tax

Royal Borough of Greenwich - Band B - £1,111.71 per annum.

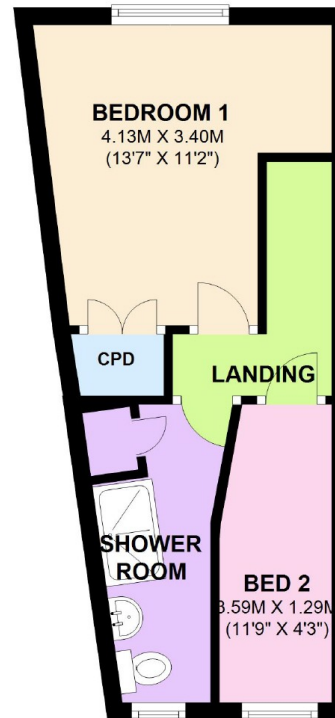



APPROX. 27.3 SQ. METRES (293.8 SQ. FEET)




TOTAL AREA: APPROX. 50.8 SQ. METRES (546.5 SQ. FEET)

APPROX. 23.5 SQ. METRES (252.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		87	54
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		53	90
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

It is not known whether the fixtures and the fittings to be included in the disposal of this property are operational and effective, as the agents have not tested them. Measurements have been taken using a 'Disto life' laser measure. Floor plans (where applicable) should only be used as a rough guide. The accuracy of the floor plans and measurements as well as the content of the property details CANNOT be relied upon.

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