

Chestnut Rise, Plumstead

4 bed(s) 1 bath(s) 1 reception(s)

**Beaumont
Gibbs**
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

£450,000 Freehold





* OFFERED WITH IMMEDIATE VACANT POSSESSION * EXTENDED TO THE GROUND FLOOR REAR * EXTENDED INTO THE LOFT * SPACIOUS THROUGH LOUNGE * HUGE KITCHEN / DINER * BATHROOM & SEPARATE W.C. * IN NEED OF MODERNISATION * VERY POPULAR ROAD NEAR PLUMSTEAD COMMON *

As vendors sole agents, Beaumont Gibbs are offering this extended and very spacious four double bedroomed Victorian mid terrace house for sale. The house is in need of modernising, but we feel this has been reflected within the asking price. The road itself is very popular, what with it being a short walk up to Plumstead Common, with a selection of local shops and bus links to choose, as well as being approximately half a mile distance from Plumstead mainline railway station and one mile from Woolwich mainline, DLR and forthcoming Crossrail.

Room Measurements

Through Lounge 25'8 x 9'8 (7.82m x 2.95m)

Kitchen / Diner 23'8 x 9'4 (7.21m x 2.84m)

Utility Room 20'7 x 4'5 (6.27m x 1.35m)

Bedroom One (Second Floor) 19'8 x 10'8 (5.99m x 3.25m)

Bedroom Two 15' to rear of wardrobes x 11'4 (4.57m to rear of wardrobes x 3.45m)

Bedroom Three 11'4 x 9'7 (3.45m x 2.92m)

Bedroom Four 11'2 x 9'4 (3.40m x 2.84m)

Bathroom 6'2 x 5'5

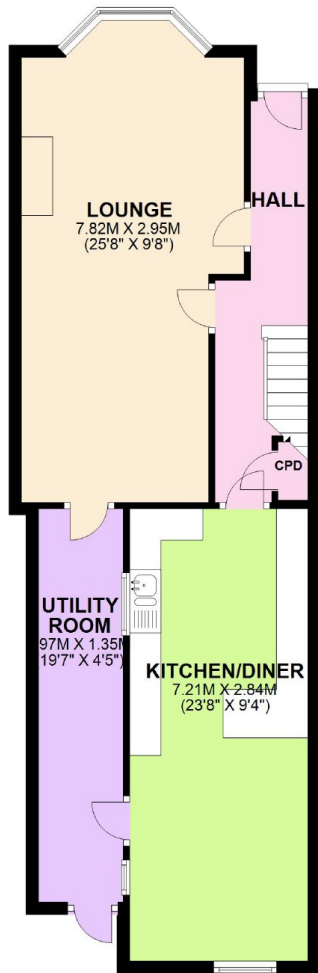
Rear Garden 31' to the outhouse (9.45m)

Council Tax

Royal Borough of Greenwich - Band C - £1,324.05 per annum.



APPROX. 61.5 SQ. METRES (662.4 SQ. FEET)



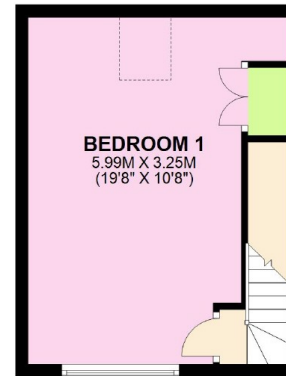
FIRST FLOOR

APPROX. 49.6 SQ. METRES (533.8 SQ. FEET)



SECOND FLOOR

APPROX. 22.9 SQ. METRES (246.9 SQ. FEET)



TOTAL AREA: APPROX. 134.1 SQ. METRES (1443.0 SQ. FEET)

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	50	
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	-1 to -20	42	75

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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 lite' 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.

020 8319 7600

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