

Cardiff Street, Plumstead

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

**Beaumont  
Gibbs**  
beaumontgibbs.com

134 - 136 Plumstead Common Road

**£320,000 Freehold**



Plumstead

London

SE18 2UL





\* SEE VIDEO WALKTHROUGH TOUR \* TWO DOUBLE BEDROOMS \* GAS CENTRAL HEATING & DOUBLE GLAZING \* OPEN PLAN LOUNGE & KITCHEN \* OFFERED WITH NO FORWARD CHAIN \* QUIET RESIDENTIAL ROAD \*

Beaumont Gibbs are pleased to offer for sale this two double bedroomed bay fronted Victorian home for sale. The property is situated in a quiet residential side road just off of Plumstead Common Road. Situated closeby to local shops on The Slade, bus links and of course Plumstead Common itself. The property itself comprises entrance porch, open plan to the lounge, which is in turn is open plan to a large kitchen area, with a integrated oven and hob, utility area with plumbing for washing machine, large white ground floor bathroom and access to the rear garden. There are two double bedrooms upstairs, as well as gas central heating and double glazing. This property does require a degree of remedial work but in the main we feel it has been well looked by the current owner. Various works completed in 2015 including, newly tiled roof and rendering to chimney, new electrical consumer unit and partial electrical rewire of the house, replacement boiler flue assembly ( paperwork available). Further works include new French drain and ventilation to front. Beaumont Gibbs are pleased to be the vendors sole agent and recommend viewing at your earliest convenience.

### Room Measurements

Lounge 13'7 x 12' (4.14m x 3.66m)  
Kitchen / Breakfast Room 11'5 x 10'8 (3.48m x 3.25m)  
Ground Floor Bathroom 8'2 x 6'3 (2.49m x 1.91m)  
Bedroom One 13'4 x 10'5 (4.06m x 3.18m)  
Bedroom Two 11'9 x 8'6 (3.58m x 2.59m)

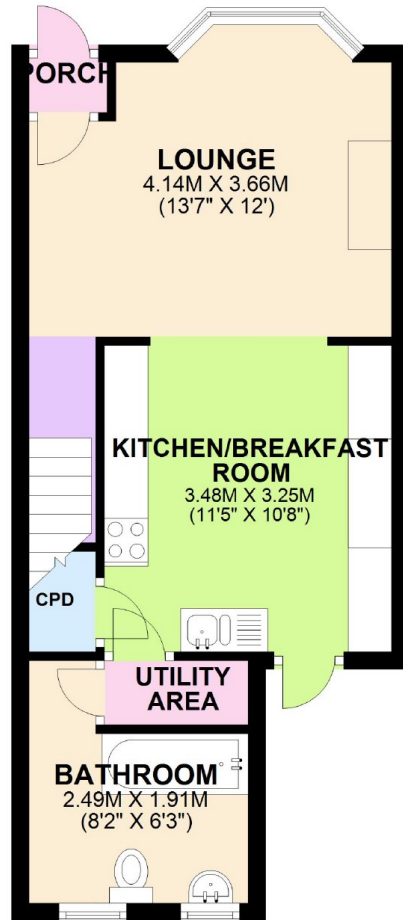
### Council Tax

Royal Borough of Greenwich - Band C - £1,375.77 per annum.



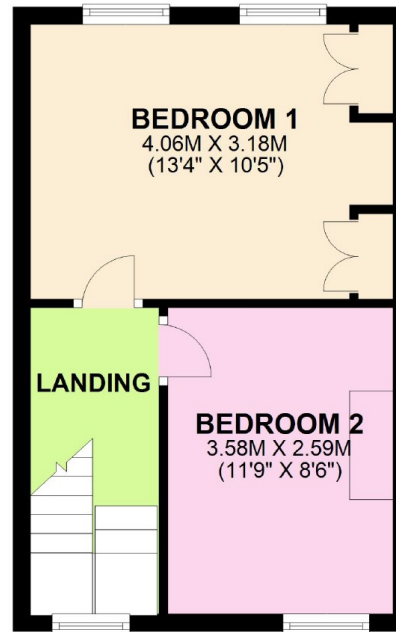
## GROUND FLOOR

APPROX. 35.8 SQ. METRES (385.4 SQ. FEET)

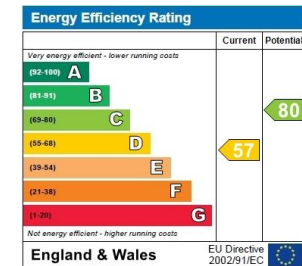


## FIRST FLOOR

APPROX. 28.2 SQ. METRES (303.1 SQ. FEET)



TOTAL AREA: APPROX. 64.0 SQ. METRES (688.5 SQ. FEET)



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.

# 020 8319 7600

134 - 136 Plumstead Common Road, Plumstead, London SE18 2UL

