



Wickham Street, , DA16 3LU
Guide price £300,000



GUIDE PRICE £300,000 - £310,000. Offered CHAIN FREE and situated nearby to WELLING STATION & local schooling is this TWO DOUBLE BEDROOM, end of terrace Victorian house. The property REQUIRES RE-MODERNISATION throughout but offers tons of potential and would make a superb family home. Viewings come HIGHLY RECOMMENDED to fully appreciate all that is on offer.

Entrance Hall

UPVC double glazed door to front. Radiator. Staircase to first floor. Doors to:

Living Room

12'11" into bay x 10'10" (3.95 into bay x 3.32)
Double glazed window to front. Radiator. Corniced ceiling. Open to Dining Room.

Dining Room

11'6" x 11'5" (3.51 x 3.48)
Double glazed window to rear. Radiator. Under stairs storage cupboard. Door to Kitchen.

Kitchen

9'7" x 9'3" (2.93 x 2.84)
Double glazed window to side. Radiator. Spaces for washing machine, fridge freezer & cooker.

Lobby

Double glazed door to Garden. Door to Ground floor WC.

WC

Tiled flooring. Two windows to rear. Low level WC. Part tiled walls.

Landing

Access to loft. Doors to:

Master Bedroom

14'3" x 10'6" (4.36 x 3.22)
Two double glazed windows to front. Radiator.

Bedroom Two

11'5" x 9'1" (3.49 x 2.77)
Double glazed window to rear. Radiator.

First Floor Bathroom

9'7" x 9'3" (2.93 x 2.84)
Frosted double glazed window to rear. Radiator. Low level WC. Wash hand basin. Bath with mixer tap and shower attachment. Part tiled walls.

Garden

40'2" to workshop (12.26 to workshop)
Patio area. Lawn area. Various plants, trees and shrubs. Rear access. Outside tap. Large workshop/shed to rear of garden with rear access via footpath.

Additional Information

TENURE

Freehold.

COUNCIL TAX

Bexley Council - Band C.

COMMUTING

Welling Station - 0.6 Miles. (Zone 4)

SCHOOLING

East Wickham Primary School - 0.3 Miles.

St Stephen's Catholic Primary School - 0.8 Miles.

Bexley Grammar School - 1.4 Miles.

LOCAL AREA

Welling High Street - 0.8 Miles - providing an array of shops, businesses and restaurants.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services.

These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Wickham Street, Welling, Kent, DA16 3LU.



Ground Floor
 Area: 43.0 m² ... 463 ft²

First Floor
 Area: 38.9 m² ... 419 ft²

Total Approx Floor Area: 81.9 m² ... 882 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (01-91) A	
(81-91) B		(02-91) B	
(69-80) C		(03-80) C	
(55-68) D		(04-79) D	
(39-54) E		(05-78) E	
(21-38) F		(06-77) F	
(1-20) G		(07-76) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	