

2 Bedroom Semi-detached bungalow for Sale - £375,000

Edmund Road, Orpington, Kent, BR5 4JJ



KEY FEATURES

- ** FIRST TIME BUYERS AND INVESTORS **
- TWO BEDROOM SEMI DETACHED BUNGALOW
- GOOD SIZE RECEPTION ROOM
- FITTED KITCHEN WITH APPLIANCES
- BONUS CONSERVATORY ROOM
- THREE PIECE BATHROOM SUITE
- GOOD SIZE REAR GARDEN
- QUIET LOCATION
- GREAT POTENTIAL FOR EXTENSION
- COUNCIL TAX BAND D

Description

Presenting to you this fantastic opportunity in Orpington! This 2 bedroom semi detached bungalow is now available for immediate viewings and is chain free. Situated in a quiet residential road, this property boasts great potential for further improvements and extensions (subject to planning permission).

Inside, you will find two bedrooms, a spacious reception room, a three piece bathroom suite, a fitted kitchen with appliances, and a conservatory. The property also features a good size rear garden. Gas central heating

With a size of 92sqm, this property offers ample space for comfortable living. Although it will require some updating, this bungalow presents a great opportunity for First Time Buyers looking to get onto the property ladder or investors seeking a valuable investment.

Don't miss out on this property in a prime location with plenty of nearby amenities. Call now to arrange a viewing and see the potential this property has to offer.

Call Bishop Estates to arrange a viewing on 01689 873 796

Location

In terms of location, this property is conveniently close to bus services, as well as St Mary Cray Station (0.8 miles), Orpington Station (1.3 miles), and Petts Wood Station (1.7 miles). For your shopping needs, the nearby Nugent Retail Park offers a variety of well-known outlets including Marks and Spencer, Waterstones, Next, and Cotswold Outdoors. Additionally, Orpington High Street is home to a range of high-street shops, pubs, restaurants, and a large Tesco supermarket.

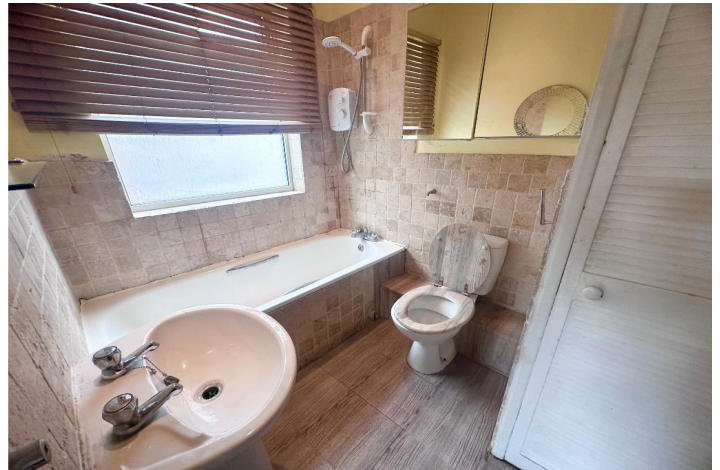
For leisure activities, the Walnuts Leisure Centre offers a six-lane, 33.3-metre indoor swimming pool, squash courts, and a gym with sauna and steam room. Fitness classes, badminton, basketball, and trampolining are also available at the sports hall.

Ground Floor

ENTRANCE HALL - Via UPVC front door, laminate flooring, doors to all rooms.

RECEPTION ROOM - 15' 1" x 10' 11" (4.6m x 3.34m) Brick built feature fireplace, large wall mirror, wood flooring, door to conservatory.

CONSERVATORY - 14' 9" x 6' 2" (4.5m x 1.9m) With lino floor covering, work top area, wall mounted cupboard, double glazed door to side.



FITTED KITCHEN - 7' 8" x 6' 4" (2.37m x 1.94m) Fitted kitchen with a range of wall and base units and work tops over, laminate flooring, part tiled walls, built in oven with hob over and extractor hood, washing machine, small window to side, cupboard housing boiler, stainless steel sink unit with mixer tap and drainer.

BEDROOM ONE - 13' 8" x 11' 0" (4.18m x 3.36m) Double glazed window to front, fitted carpet, radiator, brick built feature fireplace.

BEDROOM TWO - 9' 0" x 7' 8" (2.76m x 2.37m) Carpet, double glazed window to front, radiator.

BATHROOM - Panelled bath with mixer tap and electric shower, low level wc, pedestal wash hand basin, part tiled walls, laminate floor covering, mirrored wall unit, cupboard.

REAR GARDEN - Synthetic lawn, decked area, garden pond, garden shed, side access.



Exterior

FRONT GARDEN - Mainly laid to lawn with small brick retaining wall. Gate to side for rear garden access.

Rear garden - 34' 9" x 22' 11" (10.6m x 7m) Extending to approx 35ft, the rear garden is decked and then has astroturf leading to the rear garden shed with steps up to a further shed and decking area

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

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2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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