

2 Bedroom Terraced House for Sale - £450,000

Gumping Road, Orpington, Kent, BR5 1RX



KEY FEATURES

- TWO DOUBLE BEDROOMED TERRACED HOME
- PERFECT STARTER HOME
- GARAGE EN-BLOC
- FITTED KITCHEN/DINER
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GREAT SCHOOL CATCHMENT AREA
- NO FORWARD CHAIN
- CLOSE TO SHOPS AND STATION
- BROMLEY COUNCIL TAX BAND D
- EPC RATING

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Description

This modern 1970s built mid terrace property enjoys an off road frontage making for a very quiet yet convenient place to live. In addition to this the property is currently within the catchment area for both Crofton Road Primary and Darrick Wood Secondary schools all within walking distance.

The property itself comprises of entrance porch with plenty of space for coats and shoes. Inner door, giving access to the family lounge and leading to the kitchen/diner with its selection of built in floor and wall cupboards. To the first floor are two double bedrooms and family bathroom with white suite and shower over the bath.

Patio doors lead to the garden and storage shed.

Please call Bishop Estates to arrange a viewing on 01689 873 796.

Location

The property is well located for transport links to London via Orpington station with fast links direct to London Bridge. Orpington benefits from the A21 with its links the the south coast as well as Junction 4 of the M25 with Gatwick and Bluewater all easily reached via car

Ground Floor

ENTRANCE PORCH - Fitted carpet, shelving, double glazed windows to side and double glazed front door.

RECEPTION ROOM - 14' 1" x 10' 9" (4.3m x 3.3m) Double glazed window to front, stairs to the first floor door to the kitchen-diner, inner glazed door, TV & cable points, understairs storage, radiator, open aspect to stairs, fitted carpet.

FITTED KITCHEN/DINER - 14' 1" x 10' 9" (4.3m x 3.3m) Fitted kitchen with a range of white gloss wall and floor units and work tops over, Tiled splashbacks. Double glazed patio door leading to garden with additional window to rear, vinyl floor covering, fridge freezer, washing machine, gas hob, electric oven, extractor hood, Stainless steel sink unit with mixer taps and drainer looking out to rear garden. Built in storage cupboard

GARAGE - Garage en bloc.

First Floor

LANDING - Access to loft, Fitted carpet. Doors leading to all rooms

BEDROOM ONE - 10' 10" x 10' 9" (3.32m x 3.28m) Double glazed window to front, Full width fitted wardrobes with mirrored doors and drawers inside. , Built in single wardrobe, radiator, recessed ceiling lights. Plaster coving. Fitted carpet.

BEDROOM TWO - 10' 11" x 7' 10" (3.35m x 2.41m) Double glazed window to rear overlooking the garden. Recessed ceiling lights, radiator, fitted carpet. Plaster coving



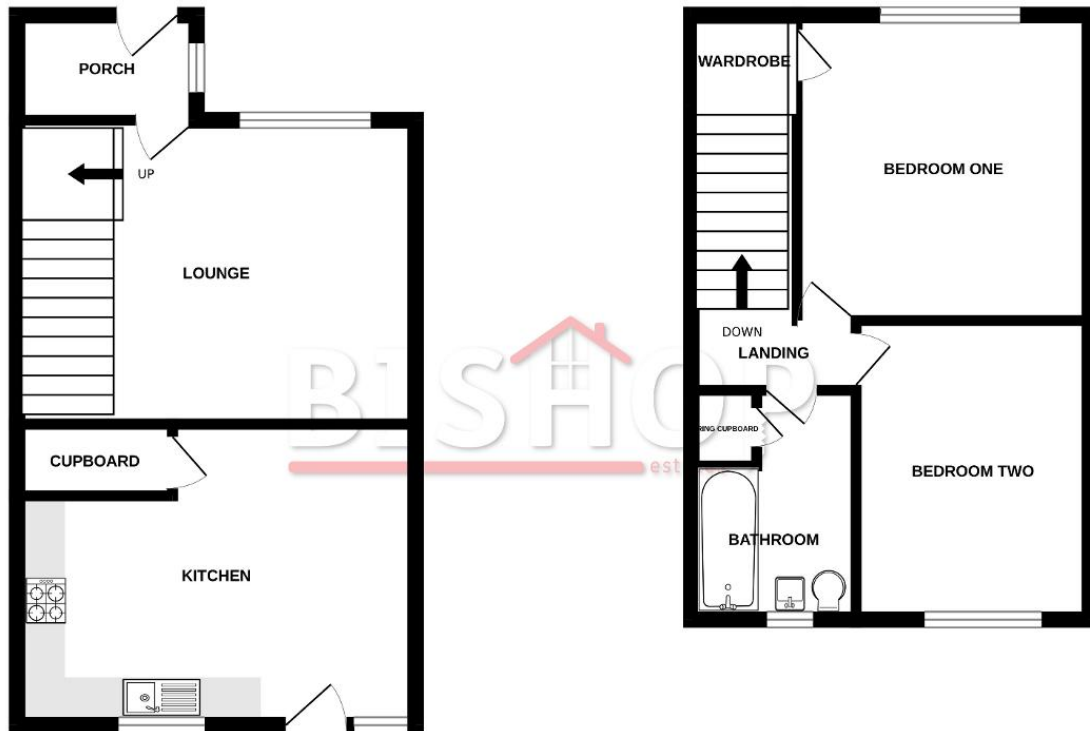
BATHROOM - 8' 9" x 5' 9" (2.69m x 1.78m) Opaque double glazed window to rear, White suite comprising of panelled bath with shower screen and shower unit above. Pedestal wash hand basin, low level w.c, Chrome heated towel rail, tiled walls, recessed ceiling lights, Vinyl floor covering.

Exterior

REAR GARDEN - Crazy paved patio area, mainly laid to lawn. Garden shed. Rear access.

GROUND FLOOR

1ST FLOOR



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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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