

2 Bedroom Terraced House for Sale - £300,000

Star Lane, Orpington, Kent, BR5 3LN



KEY FEATURES

- SPACIOUS TERRACED HOUSE • TWO DOUBLE BEDROOMS • GROUND FLOOR CLOAKROOM • FITTED KITCHEN • BATHROOM AND SHOWER ROOM • NO FORWARD CHAIN • SOME MODERNISATION REQUIRED • REAR GARDEN • COUNCIL TAX BAND D

Description

Situated in a cul de sac is this spacious two bedroom terraced house. The property comprises: to the ground floor of a reception room with sliding double glazed doors to the rear garden, ground floor cloakroom/wc and a fitted kitchen. To the first floor are two double bedrooms both en suite; one with a shower suite and the other with a bathroom suite.

Property size per EPC is 63sqm or 671sqft
Perfect starter home or buy to let investment.
Call Bishop Estates on 01689 873796.

Location

Orpington is a thriving suburban town within the M25 with many people drawn to the area for the reputable schools and the railway stations that can transport you into London in as little as 17 minutes.

The town centre has a comprehensive range of shops and facilities including the Walnuts Shopping Centre and Odeon cinema. You will also find larger stores at the Nugent Retail Park along with electrical superstores, furniture shops and DIY centres along the Sevenoaks Way.
St. Mary Cray Station 0.7 miles
Orpington Station 2.1 miles
Petts Wood Station 2.1 miles

Ground Floor

ENTRANCE HALL - Part glazed entrance door, stairs to first floor, laminate flooring.

GROUND FLOOR CLOAKROOM - Low flush wc, window to front, wash hand basin, radiator.

RECEPTION ROOM - 15' 1" x 13' 5" (4.6m x 4.1m) Sliding double glazed doors to rear garden, radiator, understairs cupboard.

FITTED KITCHEN - 8' 6" x 7' 4" (2.6m x 2.25m) Kitchen with a range of wall and base units with work tops over, wall mounted Glow worm boiler, space and plumbing for washing machine, built in fridge freezer (not tested), built in gas hob with electric oven, laminate flooring, part tiled walls, double glazed windows to front.

First Floor

FIRST FLOOR LANDING -

BEDROOM ONE - 10' 2" x 8' 6" (3.1m x 2.6m) Double glazed window to front, radiator, laminate flooring.

EN SUITE SHOWER ROOM - 6' 6" x 5' 5" (2m x 1.67m) Corner shower cubicle, low level wc, wash hand basin, radiator, double glazed frosted window to front, part tiled



walls, radiator.

BEDROOM TWO - 11' 9" x 10' 2" (3.6m x 3.1m) Double glazed window to rear, laminate flooring, radiator.

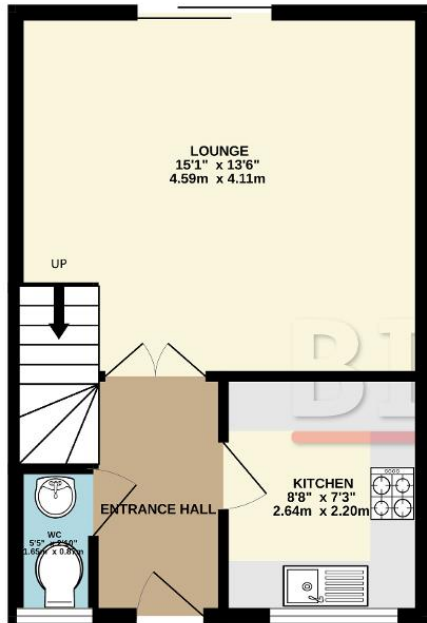
BATHROOM - 6' 3" x 6' 3" (1.94m x 1.91m) Panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, radiator, double glazed frosted window to rear, radiator.

Exterior

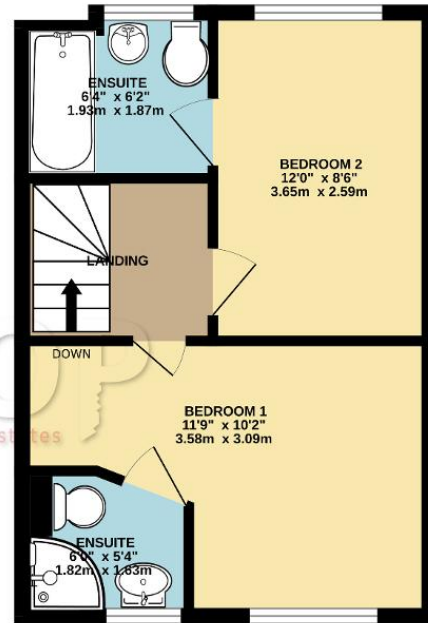
REAR GARDEN - Synthetic lawn area, further grassed area.



GROUND FLOOR

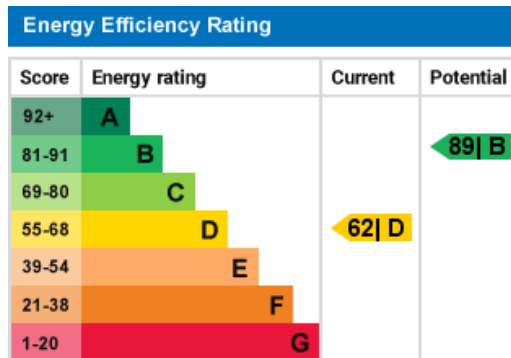


1ST FLOOR



2 BED EN SUITE STAR LANE

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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Additional Information

AML Disclaimer for Purchasers

- MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
- 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.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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