



3 bed terraced house to buy in

The Nursery, Erith, DA8 2EY

£295,000 Starting Bid

 x3  x2  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Newly renovated throughout
- ✓ Three good-sized bedrooms
- ✓ Kitchen with integrated oven & electric hob
- ✓ Downstairs bathroom plus first floor shower room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in a convenient location, this newly renovated three-bedroom home is presented in clean and modern condition throughout, making it an ideal purchase for first-time buyers, families or investors alike.

Upon entering the property, you are welcomed into a bright and spacious lounge, leading through to a separate dining room which opens into the fitted kitchen. The kitchen benefits from an integrated oven and electric hob, offering a practical and contemporary space for everyday living. Completing the ground floor is a modern family bathroom.

To the first floor, the property offers three good-sized bedrooms along with an additional shower room, providing flexible accommodation for growing families.

Externally, the property benefits from on-street parking and is offered chain free for a smoother purchase process. Conveniently located within walking distance to Tesco Express and approximately a 10-minute walk to Erith Shopping Centre, the property is ideally positioned close to local amenities and transport links.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £295,000

Property Type: Terraced House

Parking: On Street

Year built: 1901

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The Nursery, Erith, DA8 2EY

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

