

Dunbar Avenue

£300,000



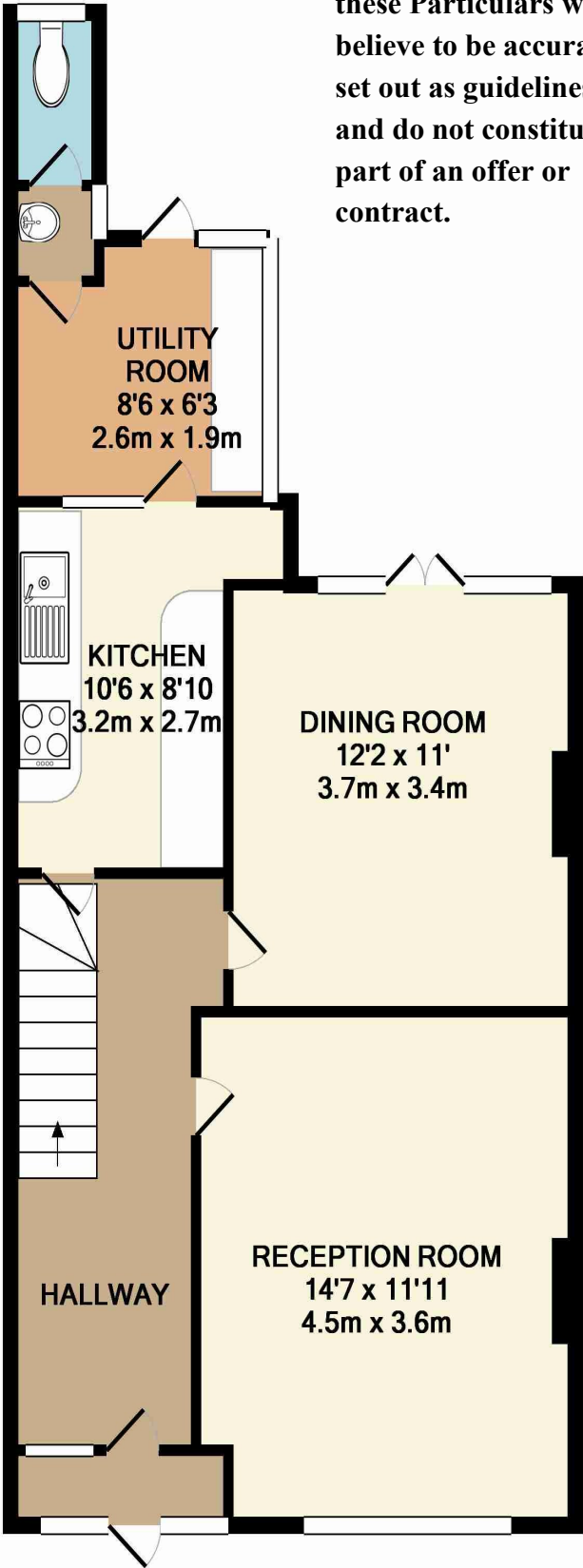
A three bedroom terrace house in need of modernisation, in an ideal location to local amenities, Elmers End Train Station and easy access to Beckenham High Street.

The entrance hall comprises of two reception rooms, kitchen and a lean to with a W.C.

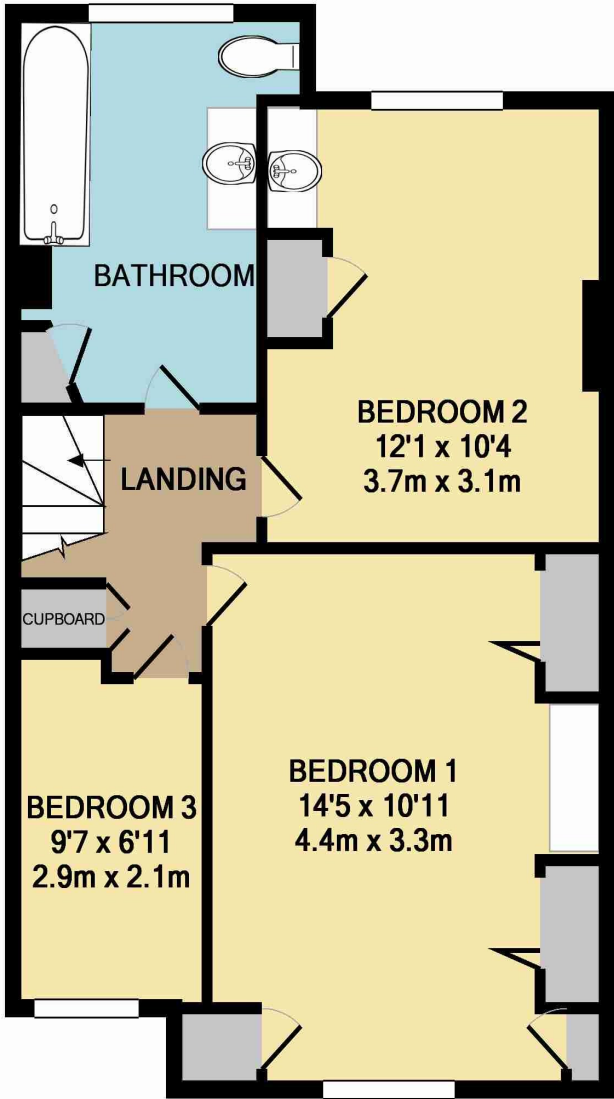
The first floor comprises of three bedrooms and a spacious bathroom.

The property offers a front and rear garden, double glazing and a garage at the rear of the property with access from a side road.

Disclaimer: Please note these Particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		68
(39-54) E			(39-54) E		
(21-38) F	38		(21-38) F		24
(1-20) G			(1-20) 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		

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

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 or efficiency can be given