



255 Colyers Lane | Erith, Kent, DA8 3QD

 2  1  1 Guide Price £300,000 - £325,000 Freehold

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Colyers Lane, Erith

Being sold with no chain located within convenient proximity of zone 6 stations with links to Abbey Woods now open Elizabeth Line, bus routes, local shops and amenities is this 1980's built ideal first time purchase home that is a must view.

Property Features

- Council Tax: C
- EPC Rating: D
- Double glazing
- Close proximity to zone 6 stations
- Ideal first time purchase
- Fitted kitchen
- Allocated parking space
- Chain Free



Interior

Entrance porch Part glazed UPVC entrance door with opaque double glazed window to front. Carpet.

Lounge Double glazed window to front. Storage heater. Carpet. Coved ceiling.

Kitchen Double glazed window to rear and double glazed door to garden. Range of fitted wall and base units with work surfaces over. 1 bowl sink unit with mixer tap. Tiled splashback. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring.

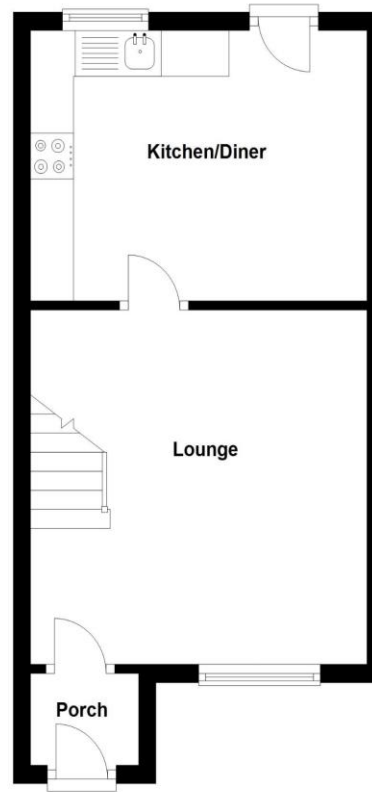
Landing Carpet. Access to loft.

Bedroom 1 Double glazed window to front. Storage heater. Built in wardrobe. Storage cupboard housing hot water tank. Carpet.

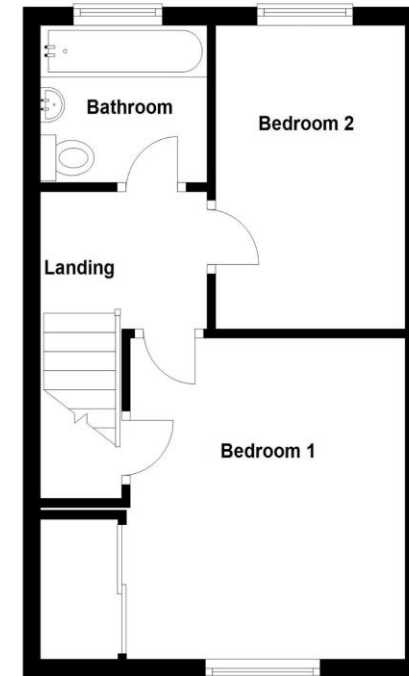
Bedroom 2 Double glazed window to rear. Storage heater. Carpet.

Bathroom Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level wc. Tiled walls. Lino.

Ground Floor



First Floor



Total area: approx 56 square metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.





Exterior

Garden Mainly laid to lawn. Patio area. Wooden storage shed. Gated rear access.

Parking Allocated parking space (to be verified by vendors solicitor)

Service Charge: 36.90per month (to be verified by vendors solicitor)

**** Please note the property is currently owned on a 90% shared leasehold ownership basis and will be staircased on completion to 100% freehold ownership ****

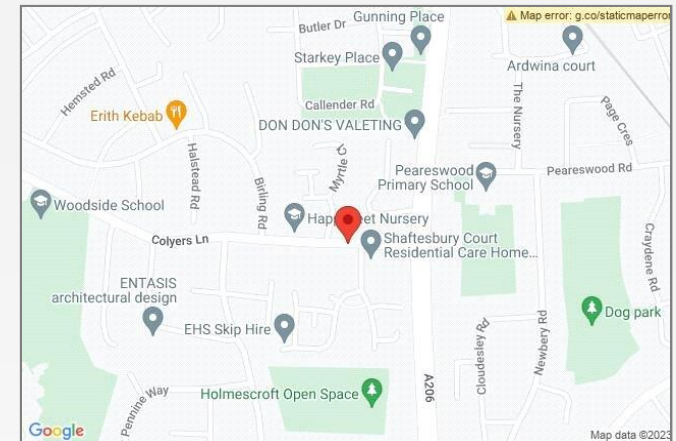
Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.

Property Location

Colyers Lane, Erith, Kent, DA8 3QD



**FOR MORE INFORMATION
CONTACT US TODAY.**

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