

Newlyn Road | Welling, Kent, DA16 3LH















Newlyn Road, Welling

Offered to the market CHAIN FREE is this THREE BEDROOM SEMI-DETACHED home which is in need of modernisation. Convenient for local schools, shops and Welling mainline station.

Property Features

- · Council Tax: D
- EPC Rating: D
- 26FT LOUNGE
- 14FT FITTED KITCHEN
- DOUBLE GLAZING
- POTENTIAL TO EXTEND (STPP)
- OFF STREET PARKING
- GARDEN









Interior

Entrance Hall: Double glazed door to front and carpet as fitted.

Lounge: 7.98m x 5.38m (26'2" x 17'8") Double glazed window to front and carpet as fitted.

Kitchen: 4.42m x 3.38m (14'6" x 11'1") Fitted with a range of wall and base units with contrasting work surfaces. Integrated oven, hob and filter hood. Localised tiled walls, tiled flooring, double glazed window to rear and double glazed door to rear.

Landing: Double glazed window to side and carpet as fitted.

Bedroom 1: 3.94m x 2.72m (12'11" x 8'11") Double glazed window to front, built in wardrobes and carpet as fitted.

Bedroom 2: 3.86m x 3.3m (12'8" x 10'10") Double glazed window to rear, built in wardrobes and carpet as fitted.

Bedroom 3: 2.5m x 2.03m (8'2" x 6'8") Double glazed window to front, built in wardrobes and carpet as fitted.

Shower Room: Fitted with a three piece suite comprising of vanity wash hand basin, low level wc and separate walk in shower cubicle. Tiled walls, vinyl flooring and double glazed window to rear.

DINING AREA

THROUGH
LOUNGE

1ST FLOOR 423 sq.ft. (40.2 sq.m.) approx.



TOTAL PLOOF REED, 1273 sq.F. (A6.8 sq.rt.) represenment owney element has been study to entire the element of the floor per consequent time, immunications of boxes, estimates, involved end on earlied version des approximation and on the regularisticity in latest for device respective particular. The service, protects and applicable choice have been so that inside end on gazantein as in this parameter.







Property Location

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Exterior

Garden: Approximately 100ft. Mainly laid to lawn with paved area.

Garage: Up and over door.

Parking: Driveway to front providing off street parking with shared side

access.

Additional Information

Please note that any potential to extend is subject to obtaining the relevant planning consent from the local authority.

Please note shared side access is subject to legal verification.



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