



25 Manor Road | Erith, Kent, DA8 2AE



Guide Price £275,000 - £285,000

Freehold

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Manor Road, Erith

Offered with no onward chain is this two double bedroom Victorian terraced house. This property is well positioned for local amenities and regular bus routes. Accommodation comprises on the ground floor, lounge, kitchen and three piece bathroom suite, while on the first floor there are two double bedrooms. Externally the rear garden has a patio and is mainly laid to lawn.

Property Features

- Council Tax: C
- EPC Rating: D
- Chain free
- Two double bedroom
- Large garden
- Close to local amenities
- Convenient for shops
- Ideally located for bus routes



Interior

Lounge 4.06m x 3.5m (13'4" x 11'6") Double glazed window to front. Radiator. Fireplace. Laminate flooring.

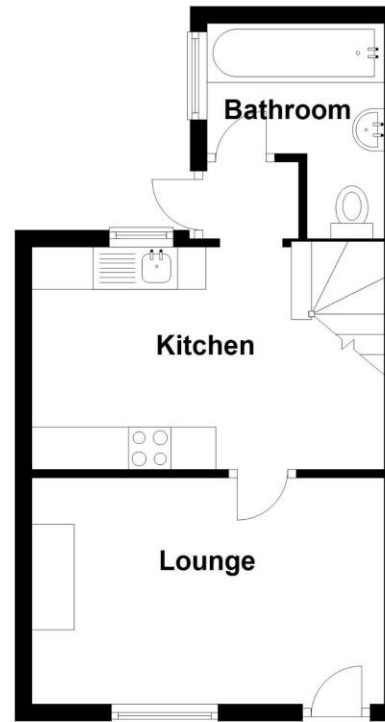
Kitchen 3.56m x 2.18m (11'8" x 7'2") Double glazed window to rear. Wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Freestanding oven and washing machine. Tiled flooring. Stairs leading to first floor.

Bathroom 2.6m x 1.57m (8'6" x 5'2") Double glazed window to side. Three piece suite comprising: Panelled bath with separate taps and separate mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Part tiled walls.

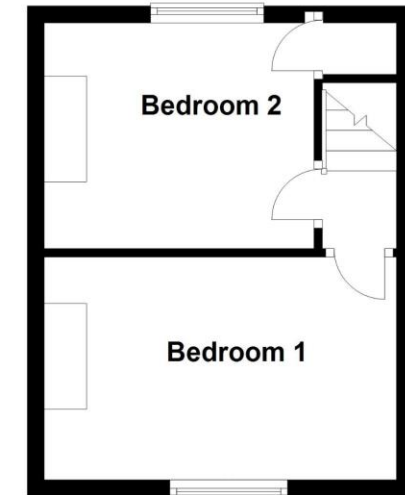
Bedroom 1 3.68m x 3.05m (12'1" x 10') Double glazed window to front. Radiator. Laminate flooring.

Bedroom 2 3.2m x 2.92m (10'6" x 9'7") Double glazed window to rear. Built in storage cupboard. Radiator. Laminate flooring,

Ground Floor



First Floor



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

Front garden Tree, plants and shrubs

Rear Garden 4.17m x 13.87m (13'8" x 45'6") Concrete patio area. Shed. Laid to lawn.

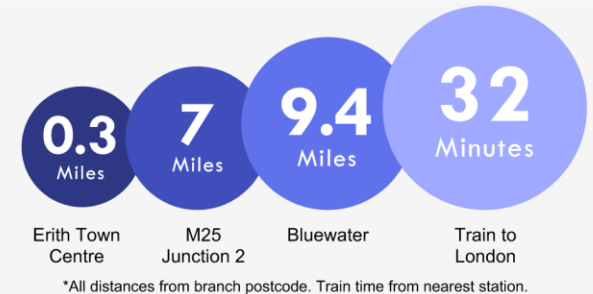
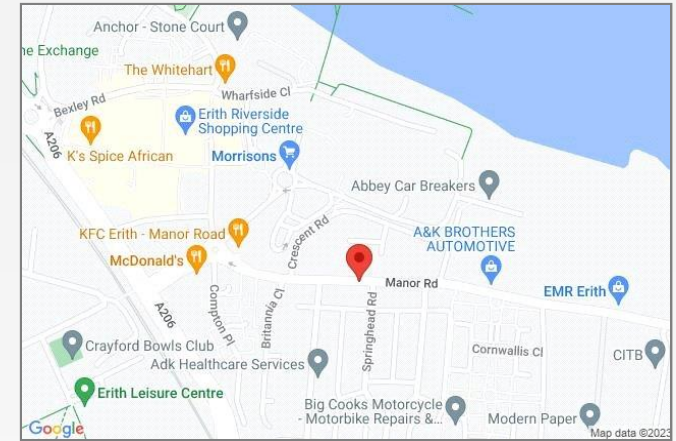
Additional Information

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

Manor Road, Erith, DA8 2AE



FOR MORE INFORMATION CONTACT US TODAY.

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