



63a Downbank Avenue
Barnehurst
Kent

DA7 6RT

Leasehold



Council Tax: C
EPC Rating: D

Two double bedroom 30's built first floor maisonette that should prove an ideal first time/investment purchase located in one of the ever popular A,B,C Roads in Barnehurst with the added benefit of a modern kitchen and a 87' rear garden.

- First floor Maisonette
- Private 87ft garden
- Loft access
- Sought after road
- Modern kitchen
- Double glazing and gas central

Asking Price £250,000



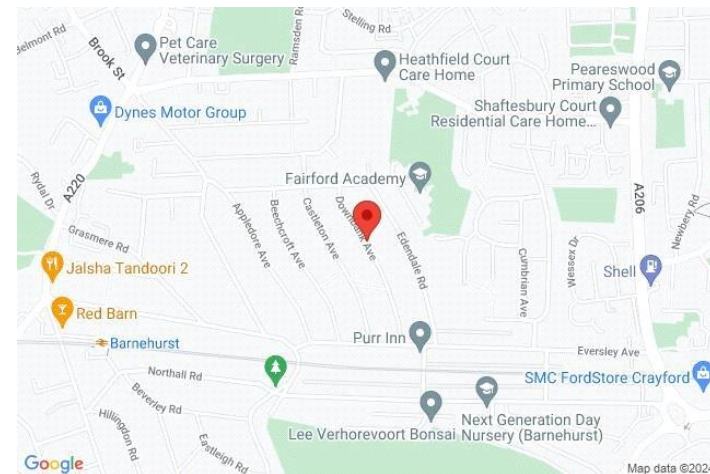
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First Floor



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.



FOR MORE INFORMATION
CONTACT US TODAY.

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Interior

Entrance Hall Entrance door. Radiator. Carpet. Access to loft.

Lounge 4.1m x 33.63m (13'5" x 110'4") Double glazed window to front. Radiator. Carpet.

Kitchen 2.18m x 1.75m (7'2" x 5'9") Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer taps. Plumbing for washing machine. Integrated oven, four point gas hob, fridge/freezer, washer dryer and microwave. Wall mounted boiler. Laminate flooring. Spotlights.

Bedroom 1 3.15m x 2.87m (10'4" x 9'5") Double glazed window to rear. Radiator. Carpet.

Bedroom 2 2.87m x 2.77m (9'5" x 9'1") Double glazed window to front. Radiator. Carpet.

Bathroom 1.65m x 1.63m (5'5" x 5'4") Opaque double glazed window to side. Three piece white bathroom suite comprising: panelled bath with mixer tap and mixer shower over, wash basin with vanity unit under and low level wc. Heated towel rail. Vinyl flooring. Spotlights.

Exterior

Garden 26.54m x 3.66m (87'1" x 12') Paved area. Mainly laid to lawn with storage shed.

Leasehold Information

Unexpired lease: 77 years remaining (to be verified by the vendors solicitor).

Ground rent: TBC (to be verified by the vendors solicitor).

Additional Information

Barnehurst & Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too.

Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William