



Berwick Road | Welling, Kent, DA16 1QU



Asking Price: £425,000

Freehold

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## Berwick Road, Welling

Offered to the market CHAIN FREE is this THREE BEDROOM END OF TERRACE family home. Convenient for local schools, shops and Welling mainline station.

### Property Features

- Council Tax: C
- EPC Rating: C
- 23FT THROUGH LOUNGE
- 10FT FITTED KITCHEN
- POTENTIAL TO EXTEND (STPP)
- CHAIN FREE
- DOUBLE GLAZED/CENTRAL HEATING
- OFF STREET PARKING
- GARDEN



## Interior

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

**Through Lounge:** 7.06m x 3.43m (23'2" x 11'3")  
Double glazed window to front, carpet as fitted and double glazed window to rear.

**Kitchen:** 3.18m x 2.51m (10'5" x 8'3") Fitted with a range of wall and base units with contrasting work surfaces. Localised tiled walls, vinyl flooring, double glazed window to rear and double glazed door to rear.

**Landing:** Carpet as fitted and loft access.

**Bedroom 1:** 3.86m x 3.07m (12'8" x 10'1") Double glazed window to front and carpet as fitted.

**Bedroom 2:** 3.25m x 3.25m (10'8" x 10'8") Double glazed window to rear and carpet as fitted.

**Bedroom 3:** 2.97m x 2.2m (9'9" x 7'3") Double glazed window to front and carpet as fitted.

**Bathroom:** Fitted with a two piece suite comprising of wall mounted wash hand basin and panelled bath with electric shower over. Tiled walls, vinyl flooring and double glazed window to rear.

**Separate WC:** Fitted with a low level wc, vinyl flooring and double glazed window to rear.

# New to Market

## Property awaiting floorplan





## Exterior

**Garden:** Mainly laid to lawn with brick built shed. Gate to rear.

**Parking:** Driveway providing off street parking.

## Additional Information

Please note that some Japanese knotweed has been discovered within the garden and the vendor has commissioned a treatment plan to deal with the issue. Additional information is available upon request.

Please note we recommend you check your lender's criteria in this respect prior to making an offer.

## Property Location

Berwick Road, Welling, Kent, DA16 1QU



\*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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