



Goodfellows - Mitcham

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Cecil Road, Croydon



Overview...

Two Bedroom

Chain Free

Freehold

Council Tax Band D

EPC Rating F

Our view...

Goodfellows are pleased to welcome to the market this two double bedroom mid terrace house in need of modernisation throughout.

The property is ideal for first time buyers who don't mind taking on a property in need of work or investors alike.

On the ground floor the property is comprised of an entrance hall, two reception rooms, a well apportioned galley kitchen leading to the garden. The first floor offers a landing with a storage cupboard, two double rooms and a larger than average bathroom.

Asking Price: £365,000

Freehold

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Reception Room

13'5" x 10'6" (4.1m x 3.2m)



Bedroom One

13'9" x 11'6" (4.2m x 3.5m)

Living Room

13'1" x 11'2" (4m x 3.4m)

Bedroom Two

11'2" x 8'6" (3.4m x 2.6m)

Kitchen

9'10" x 8'6" (3m x 2.6m)

Bathroom

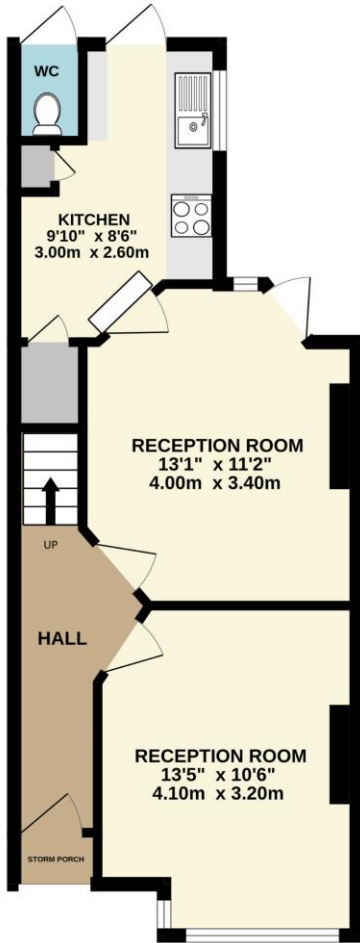
11'6" x 8'2" (3.5m x 2.5m)





Your View...

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

Croydon Council Tax

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

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For full EPC please contact the branch

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