



Offers In Excess Of £300,000 Freehold

For Sale

Rental Yield: 5.8%

New Addington, Surrey



[www.martincolondon.com](http://www.martincolondon.com)

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Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate: Mortgage & Financial Advice: The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

# FOR SALE - Offers In Excess Of £300,000 Freehold

## 3 Bedroom Mid Terraced House

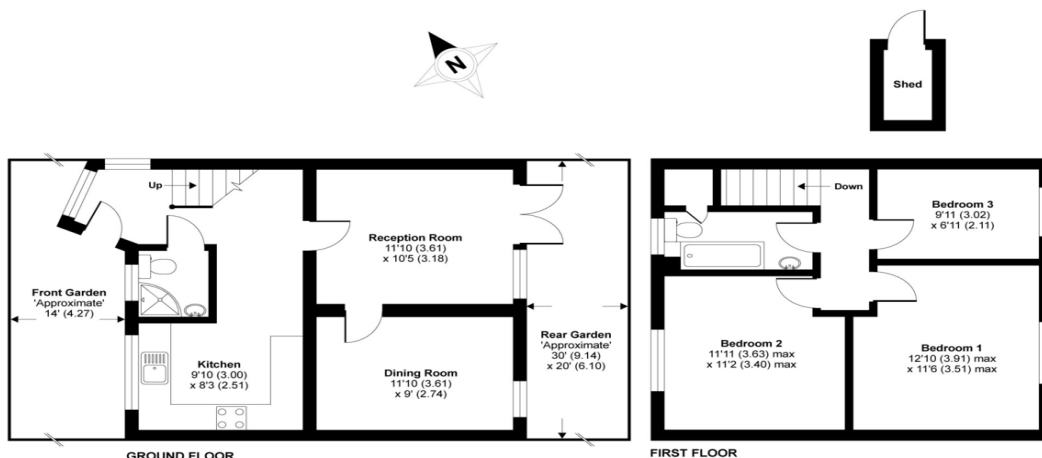
This mid-terrace house in the ever popular New Addington area has been recently refurbished to a very good standard. Comprising three/four bedrooms, one/two receptions, a smart refitted bathroom upstairs, a further downstairs shower room/WC, modern fitted kitchen, gas central heating and gardens to the front and rear. With nearby trams linking to East Croydon and NO ONWARD CHAIN, early viewing is highly recommended.

- Mid-Terrace House
- Three/Four Bedrooms
- One/Two Receptions
- Stylish Bathroom
- Separate Shower Room/WC
- Modern Fitted Kitchen
- Gardens To Front & Rear
- Close Tramlink



### Bygrove, New Addington, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 959 SQ FT 89.1 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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