

# **Bernard Skinner**

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Eltham's longest-established independent estate agent with over 50 years experience selling properties in the area

## **13a MOIRA ROAD, ELTHAM SE9 1SJ**

**Smashing Two Bedroom First Floor Maisonette, With Sparkling New Kitchen, Bathroom And Floor Coverings**



**PRICE: £185,500 LEASEHOLD**

**999 Year Lease From 24.6.72**

### **ACCOMMODATION**

- **Lounge \* Two Bedrooms \* New Kitchen With White Gloss Units & Built In Oven & Hob \* Stylish New Bathroom With White Suite \* Attractive Décor \* New Floor Coverings \* 33' Garden \* Long Lease \* No Service Charge \* Double Glazing \* Gas Central Heating \***

**Situated on the popular Progress Conservation area about half a mile from Eltham mainline station and with local shops about quarter of a mile away. This much improved two bedroom first floor maisonette with smart new kitchen and bathroom, floor coverings and neutral décor provides light and airy accommodation and would make a smashing first home or investment purchase. With the benefit of a long lease, no service charge and it's own newly turfed garden, this is a stunning first home ready and waiting to move into. Take a look.**

The accommodation with approximate measurements comprises:-  
 Entry via spacious entrance hall, shared with one other maisonette, new carpet, understairs cupboard, door to garden, stairs to:-

**FIRST FLOOR**

**LANDING** Window to rear, newly fitted carpet, front door to:



**LOUNGE** 16'1 x 11'10. Double glazed window to front, cast iron fireplace, radiator, newly fitted carpet.



**KITCHEN** 10' x 9'2 maximum. Double glazed window to rear, newly fitted kitchen white gloss wall and base units, built in oven and hob, stainless steel sink unit, space for washing machine, part tiled walls, vinyl flooring, doorway to lobby.

steel sink unit, space for washing machine, part tiled walls, vinyl flooring, doorway to lobby.



**BEDROOM 1** 10'10 x 9'7 maximum. Double glazed window to rear, radiator, newly fitted carpet.

**BEDROOM 2** 10'11 x 8'8 into recess. Double glazed windows to front and side, radiator, newly fitted carpet.



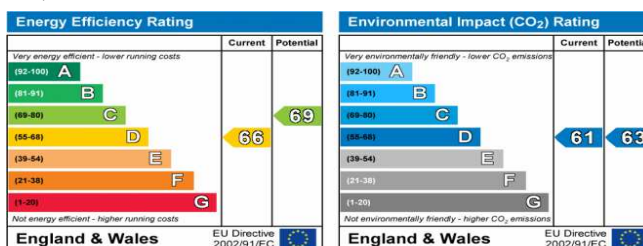
**LOBBY AREA** Cupboard housing boiler, loft access, vinyl flooring, door to:-

flooring, door to:-



**BATHROOM** Double glazed windows to side and rear, white suite comprising panelled bath with separate shower over, pedestal wash basin, low level w.c radiator, part tiled walls, tiled floor.

**OUTSIDE** The rear garden measures approximately 33' x 32', newly turfed, shed, patio area, brick built barbecue.



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.