



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 779.95 ft²
 72.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

GIRAFFE360

EST 1973
Paul Meakin Offers In Excess Of £375,000 Cator Close, Croydon, CR0 0BN
 ESTATE AGENTS

Welcomed to the market is this CHAIN FREE two double bedroom mid terraced family home which is situated in a cul de sac location and is situated a short distance to local amenities, bus services to surround areas and Milne Park green space. Internally the property benefits from a fitted kitchen and shower room, lounge, double glazed windows, storage heating and private rear garden. View now to avoid disappointment. Freehold / Croydon council tax band C £1747.65

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	
EU Directive 2002/91/EC	
England & Wales	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Porch

Entrance Hall

Kitchen
10'7" x 8'4" (3.23 x 2.55)

Lounge
19'0" x 11'11" (5.80 x 3.65)

Landing

Shower Room

Separate WC

Bedroom
9'10" x 17'5" (3.02 x 5.32)

Bedroom
8'11" x 12'1" (2.72 x 3.69)

Garden

VIEWING NOTES:

