

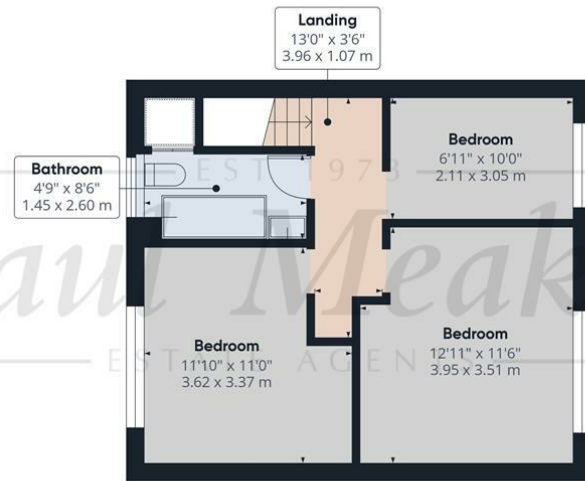


EST 1973
Paul Meakin
 ESTATE AGENTS

£230,000 North Walk, Croydon, CR0 9ER



Ground Floor



Floor 1



Approximate total area[®]
 864.97 ft²
 80.36 m²

Reduced headroom
 11.68 ft²
 1.09 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND:

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



Welcomed to the market is this three bedroom mid terraced family home which is situated on Fieldway. Internally the property does require complete modernisation throughout but this has been factored within the asking price. Internally the property benefits from a fitted kitchen and bathroom, useful downstairs cloakroom, large open plan living room, three double bedrooms and level rear garden. Your earliest viewing is warranted to avoid disappointment. Freehold/ Croydon council tax band C/ EPC D.

Hallway

5'9" x 14'2" (1.76 x 4.32)

Downstairs wc

Kitchen

8'6" x 9'10" (2.60 x 3.00)

Living/Dining Room

20'1" x 11'10" (6.14 x 3.61)

Bedroom

6'11" x 10'0" (2.11 x 3.05)

Bedroom

12'11" x 11'6" (3.95 x 3.51)

Bedroom

11'10" x 11'0" (3.62 x 3.37)

Landing

Bathroom

Rear Garden

