



## 108 Wickham Street, Welling

- Close to Local Shops, Schools and BR Station
  - Refurbished Kitchen and Bathroom
    - Lounge
  - Lovely Family Home
  - Floor Area: 967 sq ft
- Very Well Presented Throughout
  - Three Bedrooms
  - Dining Room
  - Call Hunters to View
  - EPC Rating: D

**Asking Price £450,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters estate agents are delighted to offer to the market this very well presented Victorian mid terrace family home which is perfectly located for local schools, shops and transport including being within walking distance to Welling Train Station.

The accommodation on offer comprises of an entrance hall which gives access to all of the ground floor living space. The lounge is to the front of the home and is bay fronted which creates a light and airy feel to the lounge.

There is a separate Dining Room which then leads to the MODERN fitted Kitchen and the bathroom. Also from the kitchen you can access a useful lean to which is currently used as a utility area, this then leads out to the garden.

To the first floor there are **THREE GOOD SIZE** bedrooms.

This home has been lovingly decorated with a refurbished bathroom and kitchen allowing the next lucky owner to simply move in and unpack!

The home is filled with character and charm, so really is a golden opportunity to purchase your dream home.

Call Hunters now to arrange a viewing!





## Wickham Street, Welling, DA16

Approximate Area = 967 sq ft / 89.8 sq m


For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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