



£375,000

97 Ravensbury Road Orpington BR5 2NW

97 Ravensbury Road, St Paul's
Cray, Orpington, Kent, BR5 2NW

- No chain
- 3 good sized bedrooms
- Bathroom
- Fitted kitchen
- 2 reception rooms
- Double glazing
- Gas central heating
- Private garden
- Close to amenities
- Sole agents



A charming location for this spacious 3-bedroom terraced house. This property boasts not just one, but two reception rooms, as well as a fitted kitchen and bathroom.

Benefits include gas central heating and double glazing and a lovely rear garden.

Shops and the station at St Mary Cray are within easy access as are local schools, open countryside and motorway links.

Although some updating is required, this house presents a fantastic opportunity to create a home tailored to your tastes and preferences. The absence of a chain means a smoother and quicker process for those eager to move.

The property is believed to be of a type of concrete construction. we would recommend that you check with your particular mortgage lender or Financial Advisor that it is suitable for your specific lending criteria, as it is non standard construction

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "A"

EPC Rating: "D"

Total Square Meters: Approximately 85.8

Total Square Feet: Approximately 924

Room Dimensions: As per floorplan

Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Ravensbury Road, Orpington, BR5

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Edmund Estate Agents. REF: 1215733

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

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