



13 Sidmouth Road, Orpington, BR5 2EG  
£1,600 Per Month



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- First Floor Maisonette
- Recently Refurbished
- Two Well Presented Bedrooms
- Private Garden
- Ready For Immediate Occupation
- Council Tax Band C



A well maintained and presented 2 bedroom, first floor maisonette, with it's own private garden. Having been recently refurbished to a high standard, the property is ready for immediate occupation and your early viewing comes highly recommended-Phone today to arrange a viewing.



## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. 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.



# Sidmouth Road, BR5

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



**First Floor**

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	61	76
EU Directive 2002/91/EC		

01689 819991

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