



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	62   D
39-54	E		
21-38	F		
1-20	G		



**Bourne Road, Bexley, Kent, DA5 1LU**  
**Guide Price £400,000 - £425,000**

**Available to purchase for buy to let investors only, taking over the current tenancy with a rental income of £1350 per calendar month, is this well presented two double bedroom period cottage, situated in the heart of Old Bexley Village, with convenient access to local shops, bars, schools, Bexley Station and all other transport links. The accommodation comprises of entrance porch, two reception rooms and a fully fitted kitchen. To the first floor there are two double bedrooms and a luxury family bathroom. Other benefits to note include no chain, double glazing, gas central heating, 120' rear garden, and a garage en bloc with off street parking. The property benefits from a new kitchen, bathroom and luxury carpets all fitted two years ago. Viewing is recommended for this good investment property.**

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Ref: BX1111112

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

**Entrance Porch**

Single glazed hardwood doors. Tiled flooring. Light.

**Reception 1**

**14' 5" x 12' 3" (4.39m x 3.73m)** Single glazed hardwood front door. Stripped floorboards. Feature fireplace surround. Two double glazed sash windows to front. Coving. Two radiators.



**Reception 2**

**11' 9" x 10' 3" (3.58m x 3.12m)** Stripped floorboards. Double glazed window to rear. Understairs storage cupboard. Radiator.

**Kitchen**

**8' 6" x 8' 5" (2.59m x 2.56m)** Tiled flooring. Double glazed window to rear and double glazed door to side leading to garden. Electric ceramic hob. Electric fan oven. Inset stainless steel sink and drainer. Granite effect work surfaces. Extractor hood. Under-counter lighting. Spotlights. Integral dishwasher, fridge freezer and washing machine.



**Landing**

Carpet. Loft access. Radiator. Coving.

**Bedroom 1**

**12' 3" x 11' 7" (3.73m x 3.53m)** Two double glazed sash windows to front. Carpet. Coving. Cupboard. Radiator.



**Bedroom 2**

**8' 9" x 10' 3" (2.66m x 3.12m)** Carpet. Double glazed window to rear. Coving. Radiator.



**Bathroom**

Tiled flooring. Freestanding roll top bath. Low level wc. Shower cubicle. Part tiled walls. Wash hand basin in vanity unit with mixer tap. Double glazed velux window to rear. Heated towel rail. Extractor fan. Spotlights.

**Garden**

**120' (36.55m)** Patio. Power points. Lighting. Laid to lawn.

**Front Garden**

Block paved.

**Garage**

En bloc to rear with parking for one car in front.

**Council Tax**

Band D.

