



# VILLAGE ESTATES

• EST.1993 •



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**Chain Free**

**Ideal First Time Purchase**

**East Facing Garden**

**Off Road Parking**

**Potential To Improve**

**Close To Blackfen High Street**



**93 Ramillies Road**  
Sidcup, DA15 9JB

**£360,000**



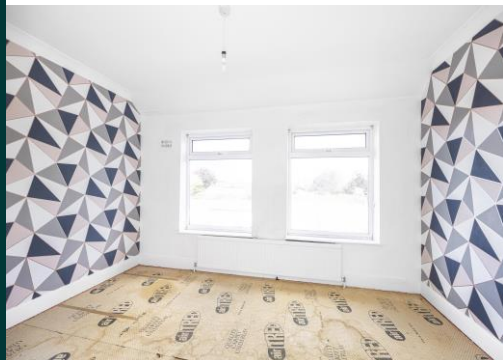
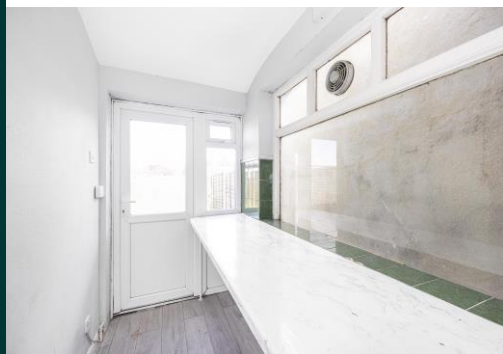
Two double bedroom mid-terraced property offered with no forward chain. We feel this would make an excellent purchase for a first-time buyer. Conveniently located for Blackfen High Street, Sherwood Park Primary and Blackfen School for Girls. This home is reasonably priced and allows the next homeowner to improve the property.

**EPC RATING:** D

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



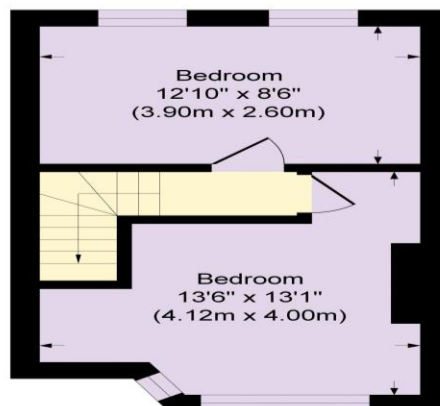
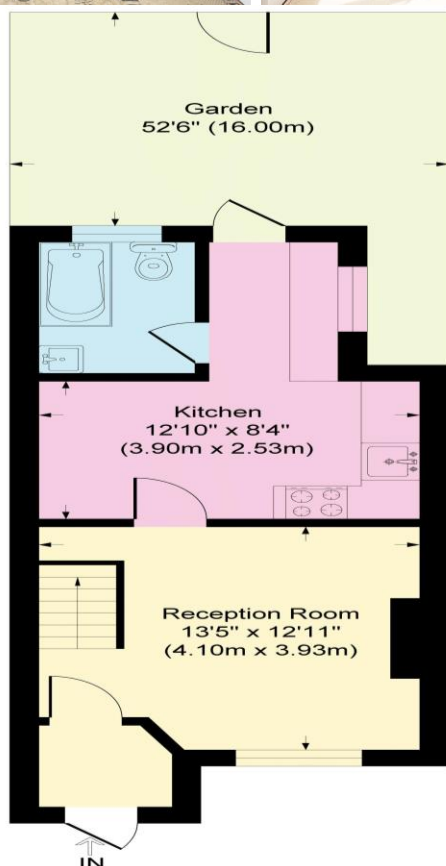
## Ramillies Road

### Approximate Gross Internal Area

Ground Floor = 35.9 sq m / 387 sq ft

First Floor = 25.8 sq m / 278 sq ft

Total = 61.7 sq m / 665 sq ft



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.