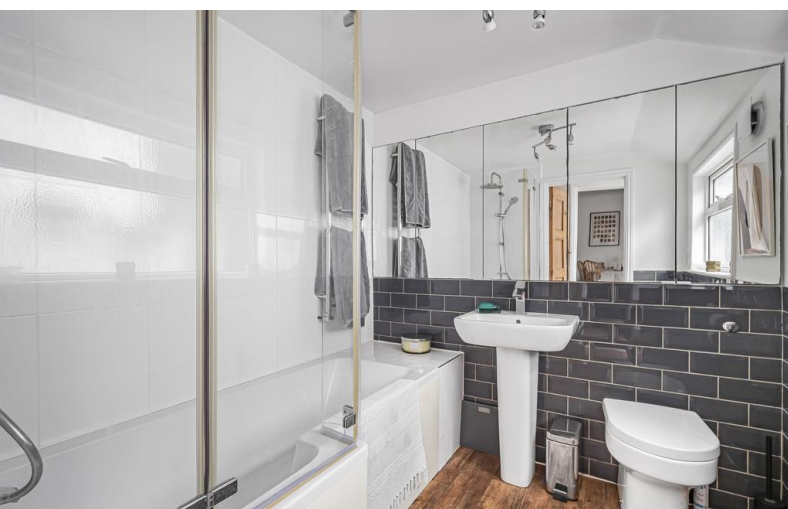


FOR SALE



Upland Road, South Croydon

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £385,000

MARTIN&CO



Upland Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £385,000

- Superbly Presented House
- Reception Room with Log Burner
- Eat-In Kitchen
- Modern Bathroom/WC
- Two Double Bedrooms



Enjoying a popular and convenient South Croydon setting, just a 5 minute stroll from the station, this highly appealing Victorian house with plenty of both character and contemporary features will make a lovely first home, or a great letting investment in our opinion.

Behind the impressive Downing Street-style front door the ground floor accommodation affords a reception room with feature exposed brick chimney breast and a wood burning stove, a fitted kitchen/dining room with plenty of room for entertaining, a smartly finished bathroom/wc,. Upstairs there are two equally sized double bedrooms, both with feature fireplaces and the one to the front also has a range of stylish fitted wardrobes. Other features to note include plantation shutters, wood flooring on the ground floor, double glazing and gas heating to radiators. Externally there is a sunny, courtyard style garden – the perfect spot to enjoy a Summer sundowner with friends.

For commuters, South Croydon Station is very close at hand and there are regular bus services towards Croydon & Purley nearby. Parking is available in the road with a resident's permit obtained from Croydon Council.

A good range of local shops, cafes, bars and take-aways are also within easy walking distance on Brighton Road, at South End. A wider choice of eateries and watering holes can be found at the Restaurant Quarter just a 10-15 minutes stumbling distance from the house!

Call Martin & Co Croydon now to avoid disappointment!

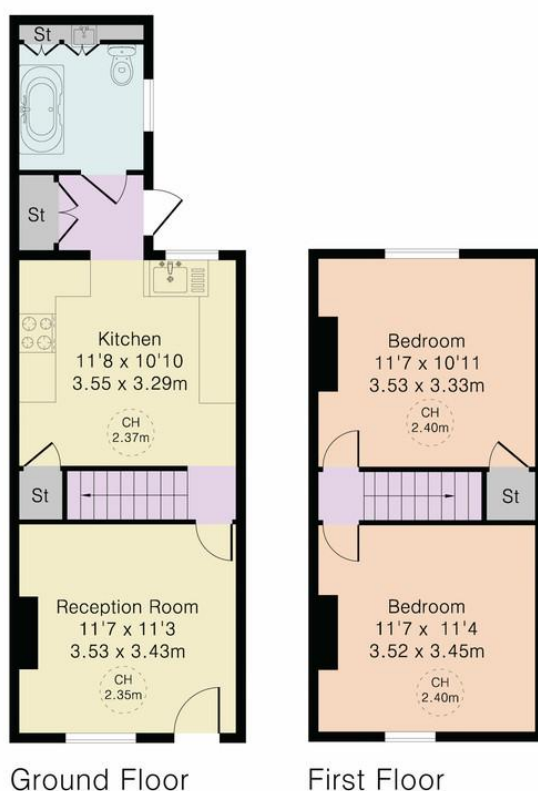




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Approximate Gross Internal Area 684 sq ft – 64 sq m
 Ground Floor Area 385 sq ft – 36 sq m
 First Floor Area 299 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

