



MARC REES

exp[®] UK

@ marc.rees@exp.uk.com

marcrees.exp.uk.com

07966 394 188

34 Efford Lane

Guide Price £125,000

3 1 2

- Renovation Project
- Distant River Views
- 3 Bedrooms
- Sitting Room
- Dining Room
- Separate W.C. & Bathroom
- Rear Garden
- No Chain
- Convenient Location
- Please Quote MR0566 when making a telephone enquiry

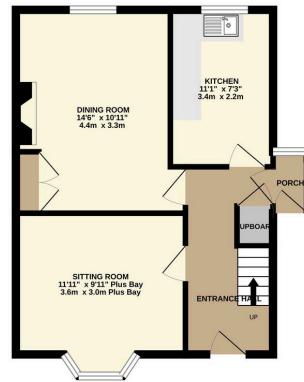


This is a great opportunity to acquire a semi-detached house in need of renovation but conveniently located close to an array of amenities including schools, parkland and bus routes. The accommodation comprises of an entrance hall with storage, sitting room with a bay window, dining room with a fireplace and storage, kitchen, 3 bedrooms, a separate W.C. and a bathroom. To the outside of the property there are steps leading down to the front door, side path leading to the sloping rear lawned garden. This property is being sold with no onward chain, please quote MR0566 when making a telephone enquiry.

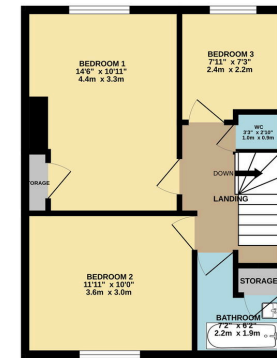




GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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