

# Truuli



## Cecil Road, Croydon, Surrey, CR0

£390,000 Freehold

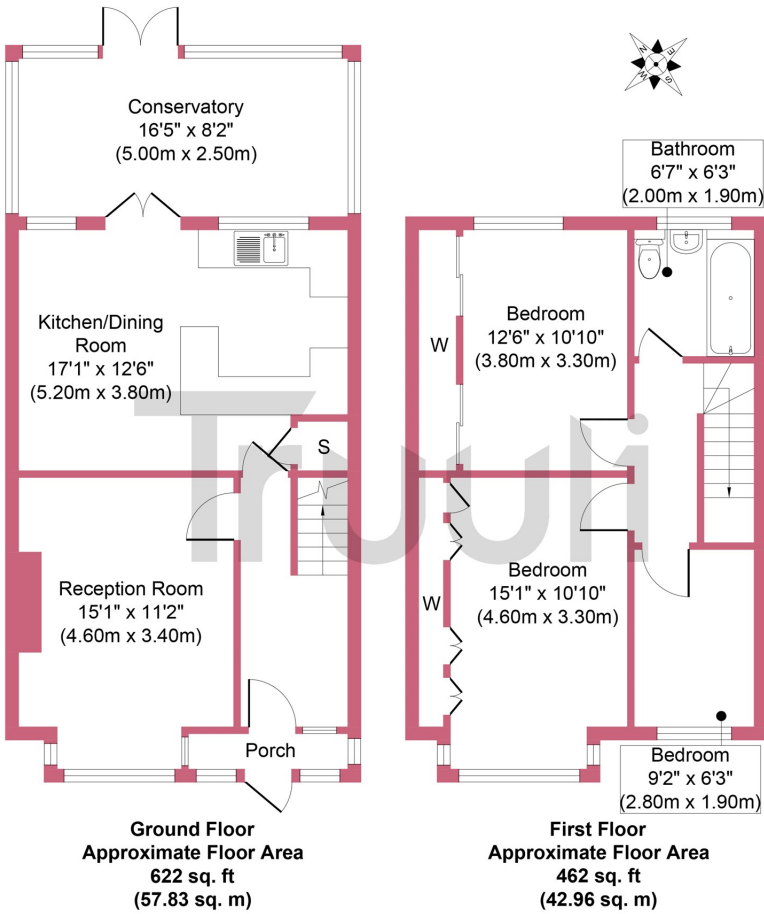
- Close to local amenities
- Excellent transport links
- External updating required
- Close to Purley Retail park
- Well proportioned bedrooms
- Well maintained garden

# Cecil Road, Croydon, Surrey, CR0

£390,000 Freehold

A neat and tidy family home requiring some cosmetic updating, situated on Cecil Road, Croydon. The property is conveniently situated in a popular residential location within easy access of the Tramlink at Therapia Lane, as well as regular bus routes providing links to the nearby Croydon Town centre with its mainline railway stations and huge array of shops, bars and restaurants. Nearby, Purley Way provides an array of popular branded stores and supermarkets and there are a number of excellent schools nearby. Providing spacious accommodation throughout, the property offers a reception room, dining room open planned to the kitchen, conservatory, family bathroom suite and three well-proportioned bedrooms. The property also has both front and rear gardens with the rear measuring approximately 40ft.

## Cecil Road, Croydon, CR0



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial gui

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	76
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	51	(39 to 54) <b>E</b>	44
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

