

# Truuli



## Clyde Road, Croydon, Surrey, CR0

£230,000 Leasehold

- No onward chain
- One double bedroom
- Separate kitchen
- Utility room
- On street parking
- Residential road
- Walking distance to Addiscombe High Street
- Three piece bathroom suite

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

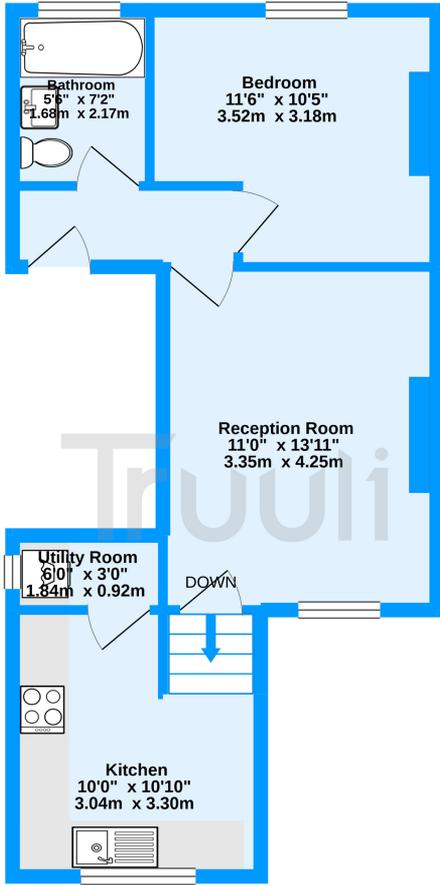
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Clyde Road, Croydon, Surrey, CR0

£230,000 Leasehold

Please click here to read the description and to arrange a viewing.

First Floor  
450 sq.ft. (41.8 sq.m.) approx.



Clyde Road, Croydon, CR0

TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
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>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(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	
	63		0
	71		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

