

Truuli



Frith Road, Croydon, Surrey, CR0

£400,000 Freehold

- Sizeable private outside space
- New kitchen
- Renovated bathroom
- Downstairs W.C
- Two double bedrooms
- Easy access to both East Croydon and West Croydon Stations
- Several excellent food and drink options close by
- Surrey Street Market, supermarkets, high street, and the gym on your doorstep

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

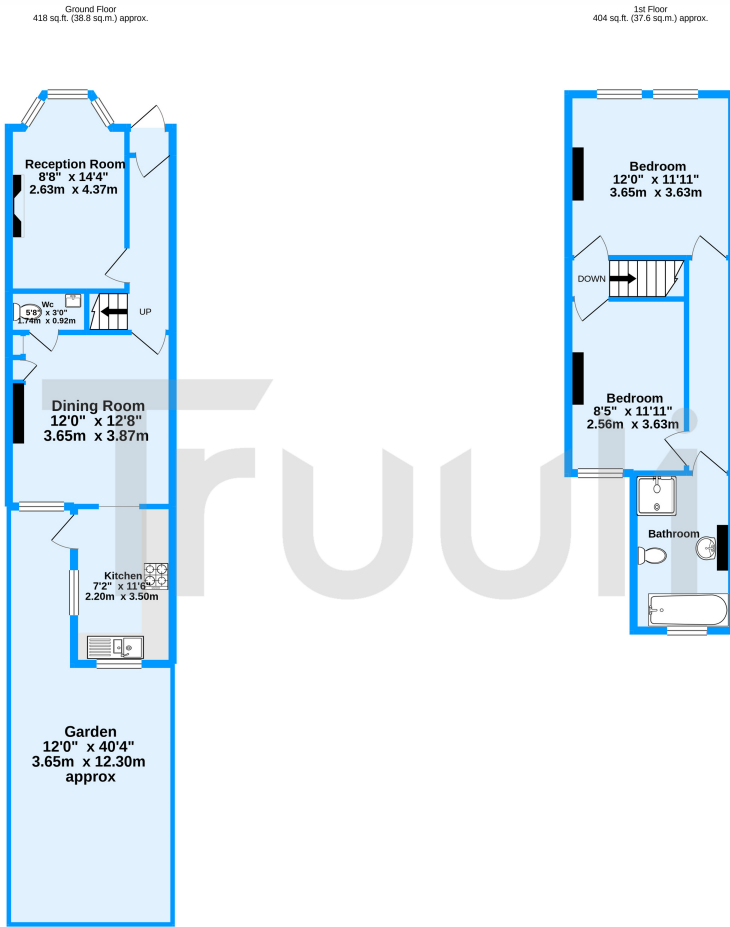
Tel: 0330 043 0002

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Vendor's comments "When my sister and I were looking for a property to buy together, we opted for a house over a flat because the house would give us more freedom, unrestricted by lease lengths and service charges, with the addition of a sizeable private outside space for us to enjoy.



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 TOTAL FLOOR AREA: 822 sq.ft. (76.4 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 ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not environmentally friendly - higher CO ₂ emissions	
	82		0
	60		
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

