

Truuli



Gloucester Road, Croydon, Surrey, CR0

£425,000

- Double fronted house
- Three double bedrooms
- Easy access to both East Croydon and Selhurst rail station
- Two reception rooms
- Kitchen with dining area

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

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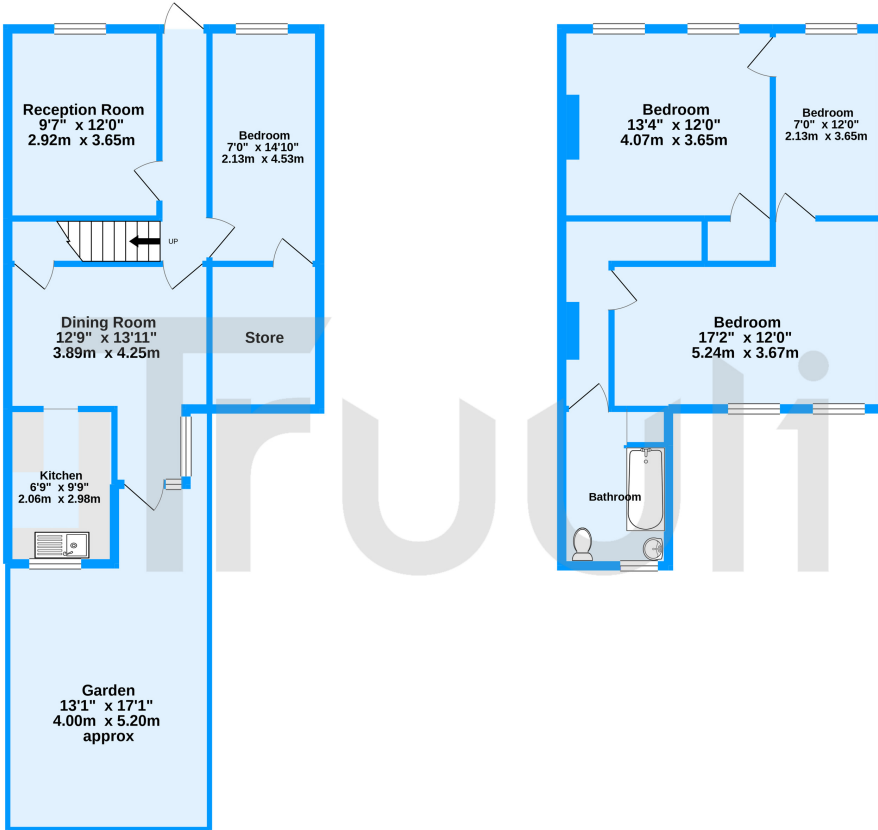
Situated on a prime road in Croydon this house on Gloucester Road is readily available to view.

The house comprises; two reception rooms, a study, a kitchen with a dining area, a garden, three double bedrooms, and a three-piece bathroom suite. The house further benefits from loft space with scope to extend (subject to planning).

Gloucester Road is conveniently located in between both Selhurst and East Croydon Rail Station to pine to all your transport needs and there are an array of local amenities close by.

Ground Floor
562 sq.ft. (52.2 sq.m.) approx.

1st Floor
549 sq.ft. (51.0 sq.m.) approx.



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TOTAL FLOOR AREA - 1111 sq.ft. (103.2 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
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78		0
	54		
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

