

Truuli



St James's Road, Croydon, Surrey, CR0

£475,000 Freehold

- Three double bedrooms
- End of terrace house providing side access to the garden and garage
- In need of cosmetic work throughout
- Close proximity of East & West Croydon train stations and local amenities
- No onward chain
- Scope to extend (subject to planning)

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

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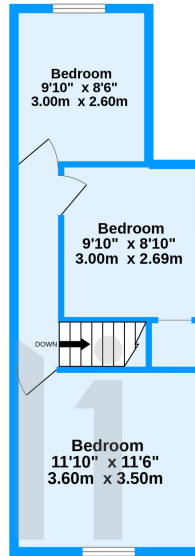
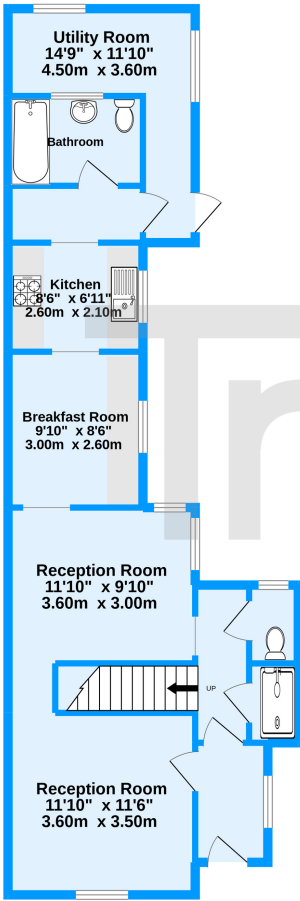
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This spacious three-bedroom house on St Jame's Road is pining for somebody to add their own cosmetic touch throughout.

Ground Floor
705 sq.ft. (65.5 sq.m.) approx.

1st Floor
373 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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>	
	77		80
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	

