

Truuli



Cecil Road, Croydon, Surrey, CR0

£375,000 Freehold

- In need of cosmetic updating
- Upstairs bathroom
- Over 900 sq ft of residence
- Easy access of Purley way retail park
- Local recreation ground within easy access
- Room to extend subject to planning consents

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

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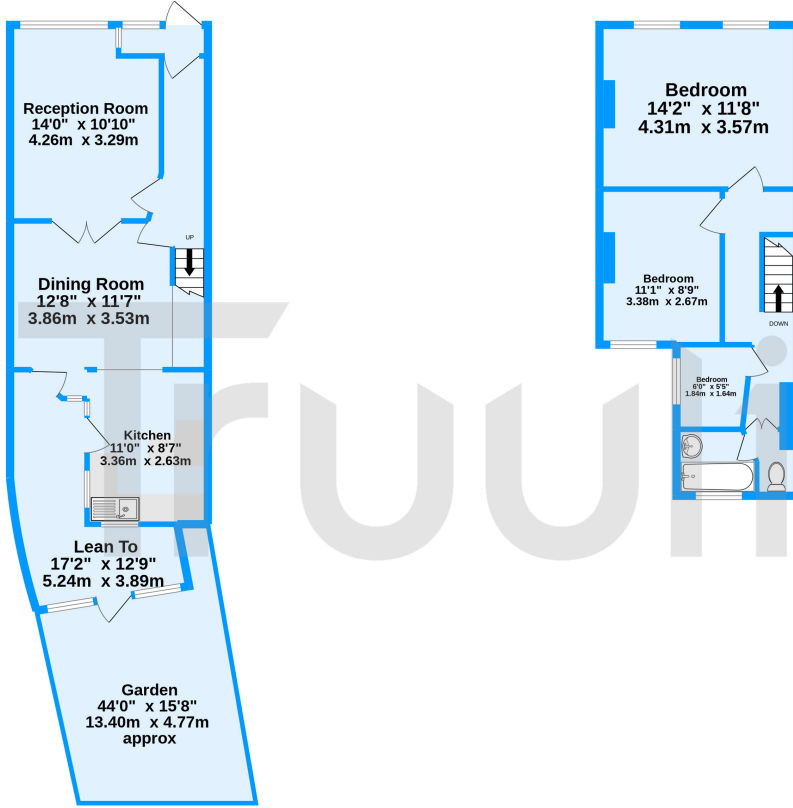
£375,000 Freehold

A chance to put your own stamp on this two-bedroom, two reception room house on Cecil Road, Croydon.

The property is spacious and offers two receptions room as well as a large lean-to.

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

1st Floor
404 sq.ft. (37.6 sq.m.) approx.



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TOTAL FLOOR AREA: 967 sq.ft. (89.8 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 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>	
	76	40	0
<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>	

