

# Truuli



## Aurelia Road, Croydon, Surrey, CR0

£325,000 Freehold

- In need of cosmetic updating
- Close to Therapia Lane tram stop
- Easy access of Purley way retail park
- Close to the green open spaces of Mitcham Common
- Space to extend (STPP)
- Ideal first time buy or rental investment

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

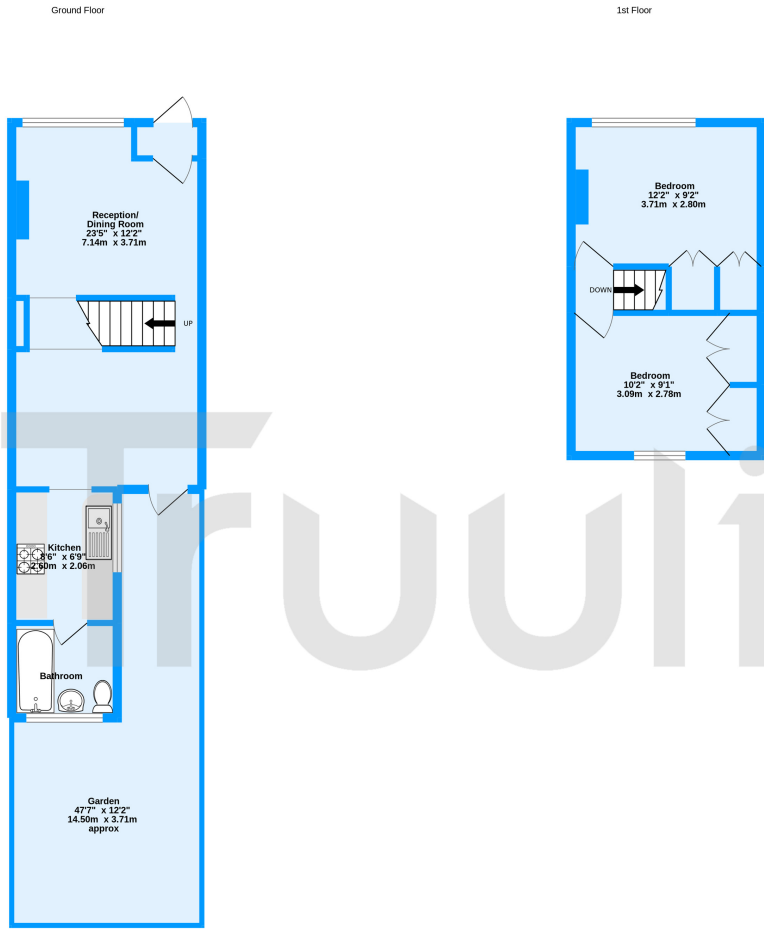
Tel: 0330 043 0002

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

# Aurelia Road, Croydon, Surrey, CR0

£325,000 Freehold

\*\*Guide price £325,000 - £350,000 \*\*A lovely two-bedroom family home located on Aurelia Road, Croydon. The property has been priced to sell by the current owners.



Aurelia Road, Croydon, CR0

TOTAL FLOOR AREA : 698sq.ft. (64.8 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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

