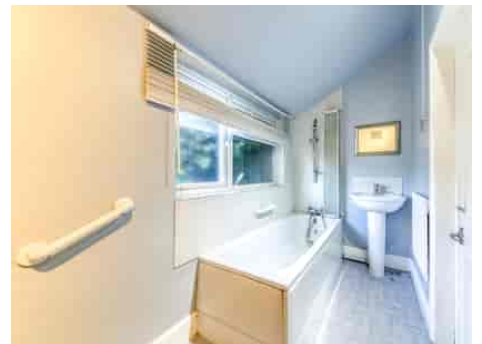


Truuli



Limes Road, Croydon, Surrey, CR0

£400,000 Freehold

- Chain free
- Two reception rooms
- Walking distance of Selhurst Railway Station and East Croydon
- In need of cosmetic work to add your own mark throughout
- Potential to extend (STPP)
- Residential road
- Cellar ideal for storage

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

Limes Road, Croydon, Surrey, CR0

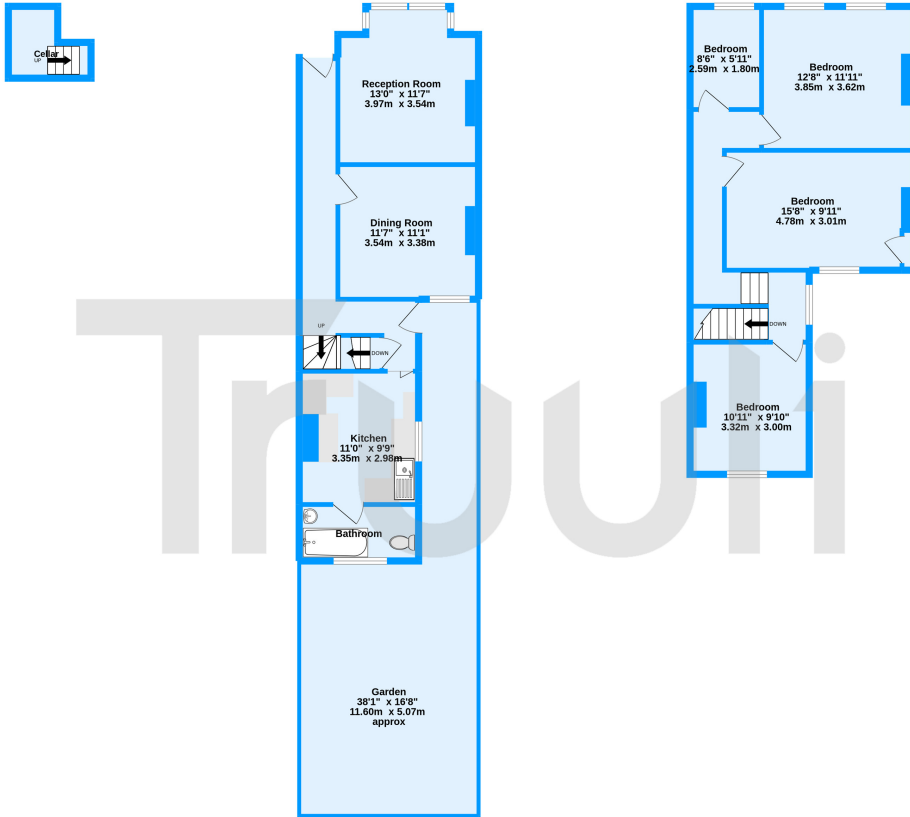
£400,000 Freehold

Looking to acquire a large family home with the potential to put your own stamp on it throughout and extend further? Look no further!

Cellar
32 sq.ft. (3.0 sq.m.) approx.

Ground Floor
534 sq.ft. (49.6 sq.m.) approx.

1st Floor
559 sq.ft. (51.7 sq.m.) approx.



Limes Road, Croydon, CR0

TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

