

# Truuli



## Sheldon Street, Croydon, Surrey, CR0 1SS

£325,000 Freehold

- Two double bedrooms
- Chain free
- Low maintenance garden
- Central location
- Array of great transport links on offer
- Chance to add personal finishing touches

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

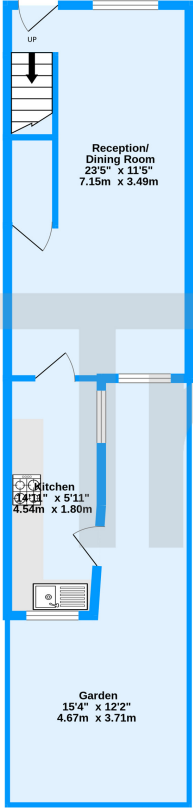
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Sheldon Street, Croydon, Surrey, CR0 1SS

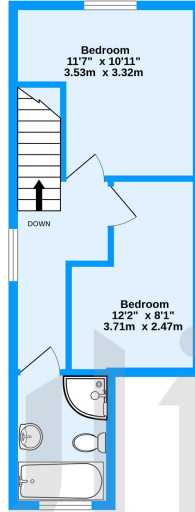
£325,000 Freehold

This end-of-terrace two-bedroom, period house on Sheldon Street, Croydon is offered to the market with no onward chain. Sheldon Street is in Old Town Croydon, which is in the heart of Croydon allowing you to be within close proximity to an array of transport links and amenities.

Ground Floor  
355 sq.ft. (33.0 sq.m.) approx.



1st Floor  
319 sq.ft. (29.8 sq.m.) approx.



Sheldon Street, Croydon, CR0

TOTAL FLOOR AREA: 674 sq.ft. (62.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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	

