

Shirley Crescent

Offers in Excess of

£300,000

LANGLEY
ESTATE AGENTS

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A very well presented two bedroom end of terrace house with off street parking at the front. Close to Elmers End train Station, local amenities and Marian Vian Primary School.

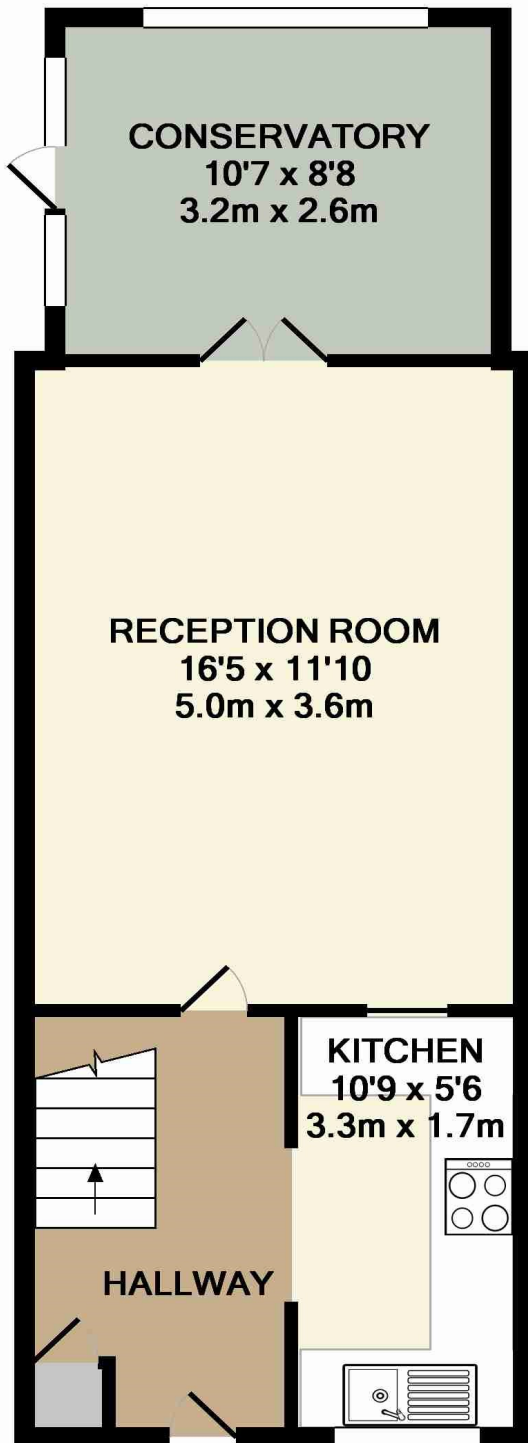
The entrance hall comprises of a modern fitted kitchen, lounge and conservatory.

The first floor comprises of two double bedrooms and a family bathroom.

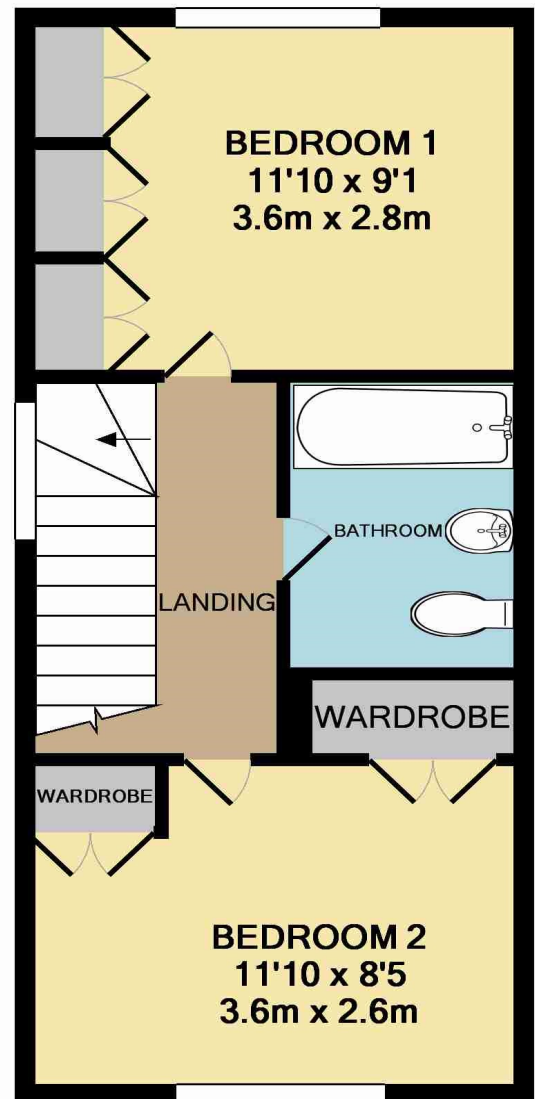
The property benefits from gas central heating, double glazing and a lovely rear garden. Offered to the market CHAIN FREE!



DICSLAIMER: PLEASE NOTE THESE PARTICULARS
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
GIUDELINES ONLY AND DO NOT CONSTITUTE ANY
PART OF AN OFFER OR CONTRACT.



GROUND FLOOR



1ST FLOOR

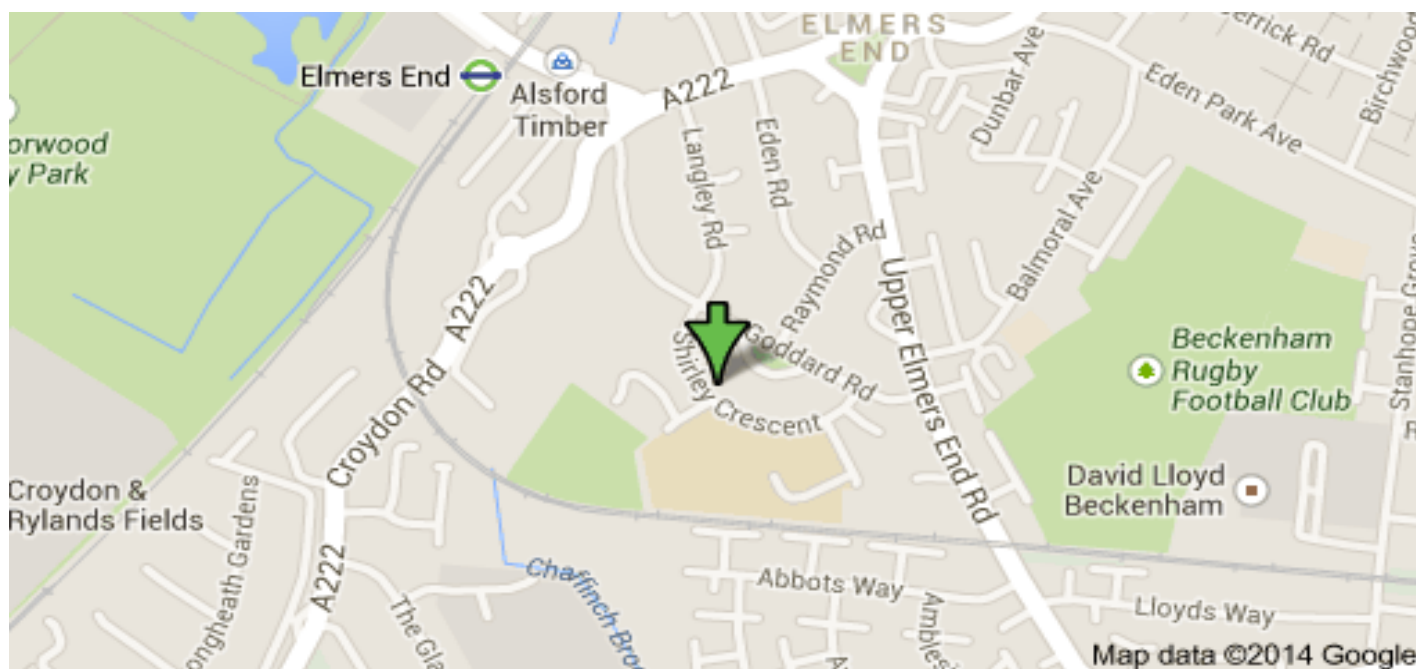
TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | |
|--|-----------|--|---|-----------|
| | Current | Potential | | |
| <i>Very energy efficient - lower running costs</i> | | | <i>Very environmentally friendly - lower CO₂ emissions</i> | |
| (92-100) A | | | (92-100) A | |
| (81-91) B | | 88 | (81-91) B | 89 |
| (69-80) C | | | (69-80) C | 69 |
| (55-68) D | 68 | | (55-68) D | |
| (39-54) E | | | (39-54) E | |
| (21-38) F | | | (21-38) F | |
| (1-20) G | | | (1-20) G | |
| <i>Not energy efficient - higher running costs</i> | | | <i>Not environmentally friendly - higher CO₂ emissions</i> | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | |
| | | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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