

CALVERT ROAD GREENWICH SE10 0DF



GUIDE PRICE £350,000 FREEHOLD

A three bedroom Victorian semi detached house offered to the market in need of complete modernisation situated within this highly regarded tree-lined residential road within comfortable walking distance of Maze Hill mainline station, a short walk to local shopping facilities and less than one mile from historic Greenwich Village with its many restaurants, wine bars and craft markets, Greenwich Royal Park and access to Canary Wharf via the Docklands Light Railway station at the Cutty Sark. The accommodation briefly comprises:-

THREE BEDROOMS
UPSTAIRS BATHROOM
GROUND FLOOR WC
TWO SEMI OPEN PLAN RECEPTION ROOMS
19'4 KITCHEN/BREAKFAST ROOM
OFF STREET PARKING FOR ONE VEHICLE
NO FORWARD CHAIN

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Ground Floor

Entrance	Via part etched front door to:-
Entrance Lobby	With obscure glazed door to :-
Entrance Hall	Single radiator, under stairs storage cupboard.
Living Room	22' x 11'7' narrowing to 10' in rear section, arranged as two distinct areas with sliding doors, sash window to front, double and two single radiators, two gas fires, door to rear with access to small lean to.
Lean To	6'9 x 4'4 window to rear, glazed door to garden.
Kitchen/Breakfast Room	19'4 x 8'4 sash window to flank, window to rear, fitted with base and wall units with laminated work top surfaces, single radiator, floor mounted Ideal Mexico boiler for gas central heating and hot water, plumbing for automatic washing machine, single drainer double bowl stainless steel sink unit with mixer taps. Stable door on flank wall with access to the garden.
Rear Lobby	Door to WC and part glazed door to garden.
WC	Obscure window to rear, low flush WC.
First Floor	
Landing	Access to loft space via pull down loft ladder, built in cupboard.
Bedroom One	15'3 x 11'5 three arched sash windows to front, two double radiators, built in wardrobes.
Bedroom Two	11' x 10' multi pane sash window to rear, double radiator.
Bedroom Three	10'8 x 8'4 sash window to flank, built in airing cupboard housing hot water tank, further built in cupboard, double radiator, gas light point.
Rear Lobby	Obscure window to front, door to bathroom
Bathroom	8'2 x 8'2 maximum, obscure window to rear, three piece suite comprising twin grip panel enclosed bath with shower attachment, pedestal wash hand basin, low flush WC, single radiator, part tiled walls.
Outside	Off street parking for one vehicle to front, garden to the rear approximately 37' with raised border, outside light, garden shed and pedestrian side access.

VIEWING

By prior appointment please through Vendors Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not inspected the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase.