



Sydenham Buildings,

Offers In Excess Of £425,000

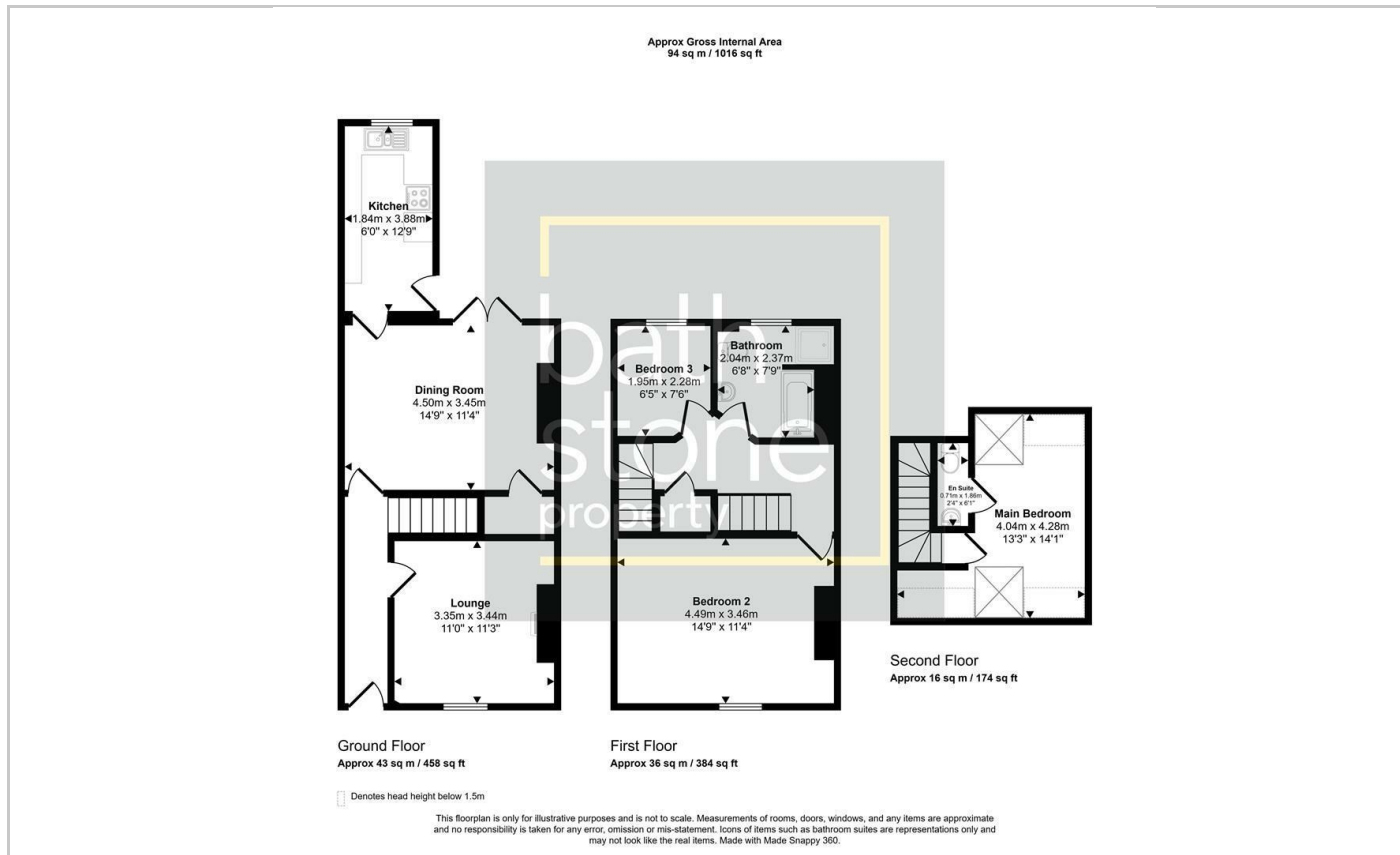
# FOR SALE



- No Onwards Chain
- Excellent Transport Links
- Great Condition
- Three Bedrooms
- Cul-De-sac Location
- Private Garden

## THE PROPERTY

Vendors comment- "I bought the property because I immediately loved its location and the feel of the home. Being so close to the city centre was a huge attraction, offering the perfect balance of convenience while still feeling like a lovely place to come home to. Over time, it also became a great source of additional income, as I was able to use it as an Airbnb when I wasn't staying there myself, which made the property even more valuable and versatile."



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 64                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |