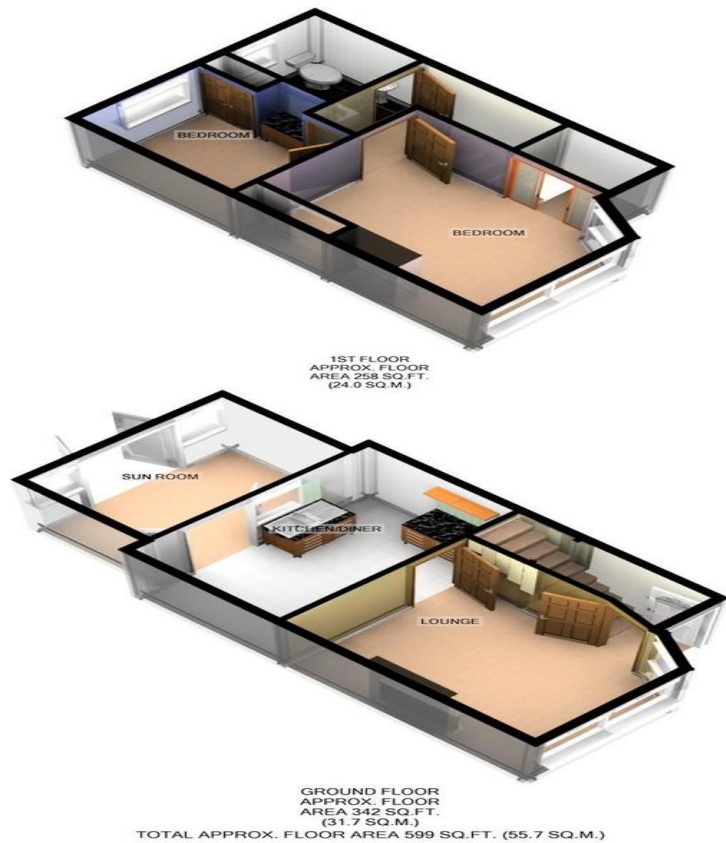




32 Wandle Road, Beddington, Surrey, CR0 4SD | £325,000

Situated in a no through road this terrace house offers an opportunity to 'make your own mark'. The property which is offered for sale with no onward chain has a lounge, kitchen/ diner and conservatory. Upstairs there are 2 bedrooms and a bathroom. At the rear is a small garden and garage.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

LOUNGE 13' 2" x 9' 9" (4.01m x 2.97m)

KITCHEN/DINER 12' 10" x 8' 8" (3.91m x 2.64m)

CONSERVATORY 10' 8" x 7' 11" (3.25m x 2.41m)

LANDING

BEDROOM 1 13' 2" x 9' 9" (4.01m x 2.97m)

BEDROOM 2 8' 11" x 7' 8" (2.72m x 2.34m)

BATHROOM

REAR GARDEN

GARAGE

REQUIRES UPDATING



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Energy Performance Certificate HM Government

Wandle Road, Beddington, CROYDON, CR0 4SD

Dwelling type: Mid-terrace house
Date of assessment: 25 April 2018
Date of certificate: 25 April 2018

Reference number: 0857-2875-7441-9028-4811
Type of assessment: RDSA/ existing dwelling
Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,583
Over 3 years you could save		£ 1,602

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 1,509 over 3 years	£ 991 over 3 years	
Hot Water	£ 927 over 3 years	£ 243 over 3 years	
Totals	£ 2,583	£ 981	You could save £ 1,602 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £350	£ 81
2. Internal or external wall insulation	£4,000 - £14,000	£ 531
3. Floor insulation (suspended floor)	£800 - £1,200	£ 147

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rates). The Green Deal may enable you to finance your home measures and choose to pay.

WALLINGTON

Residential Sales

3 Wallington Square

Woodcote Road

Wallington

Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales

62 - 64 High Street

Carshalton

Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk