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MARRIOTT VERNON

ESTATE AGENTS



2 Limes Road, Croydon, CR0 2HE

Guide price £340,000





2 Limes Road

Croydon, CR0 2HE

CASH BUYERS ONLY

Requiring Full Refurbishment

Two Reception Rooms

Garden

Close to Excellent Transport Links

Three Bedroom End of Terrace House

Convenient Central Location

Cellar

No Chain

Easy Access Shops, Schools and Amenities

CASH BUYERS ONLY - Marriott Vernon present to the market this three bedroom end of terrace house with cellar and garden, conveniently situated in a quiet residential road close to the centre of Croydon, excellent transport links and amenities. The property requires a full programme of modernisation, with excellent potential for refurbishment.

Accommodation currently comprises, three bedrooms, two separate reception rooms, a kitchen with door to the rear, and a WC, with cellar to the basement level.

The property is conveniently located close to the centre of Croydon, within easy access of railway stations at nearby East Croydon, West Croydon and Selhurst, all offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is just a short distance away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

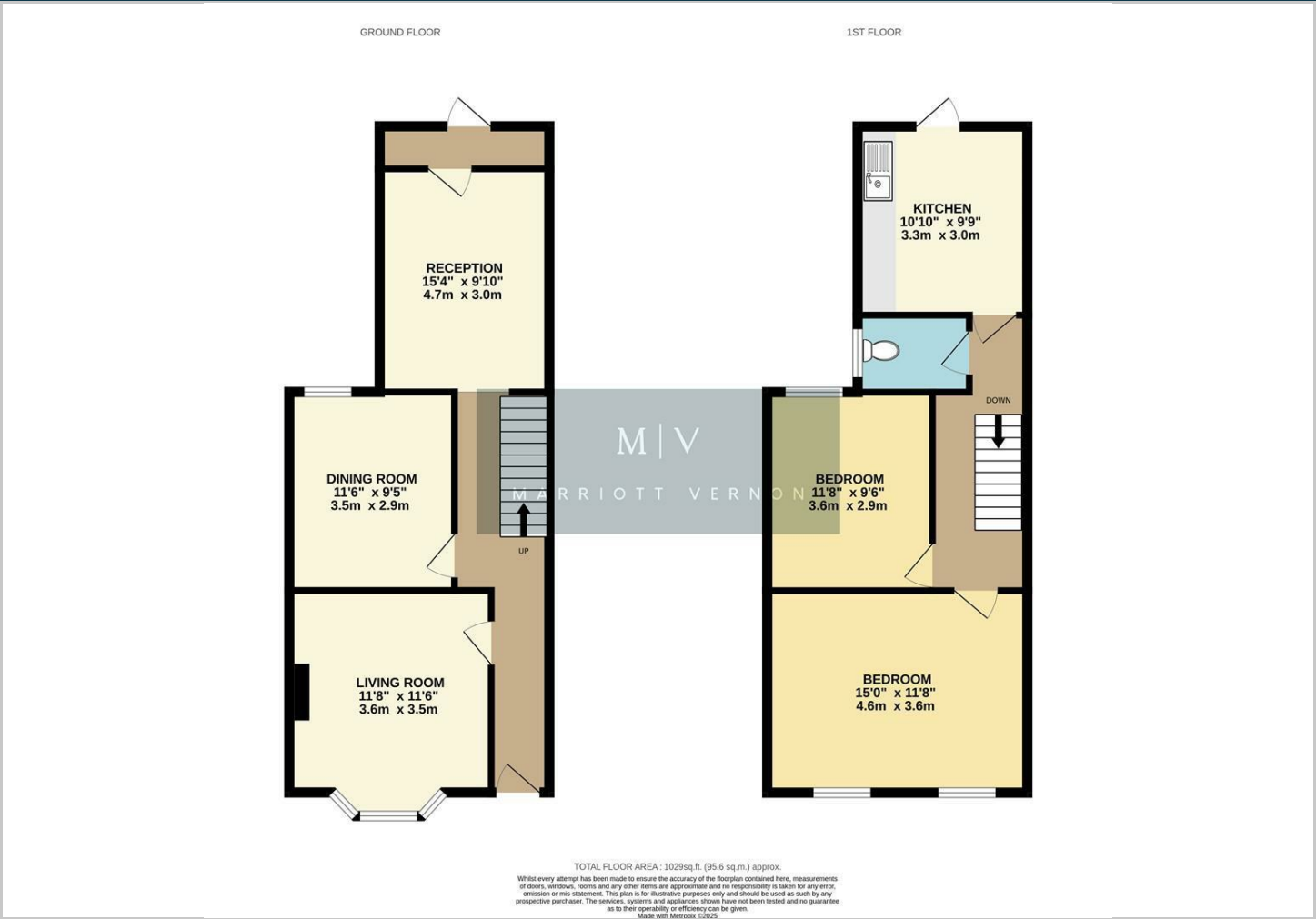
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Floor Plans



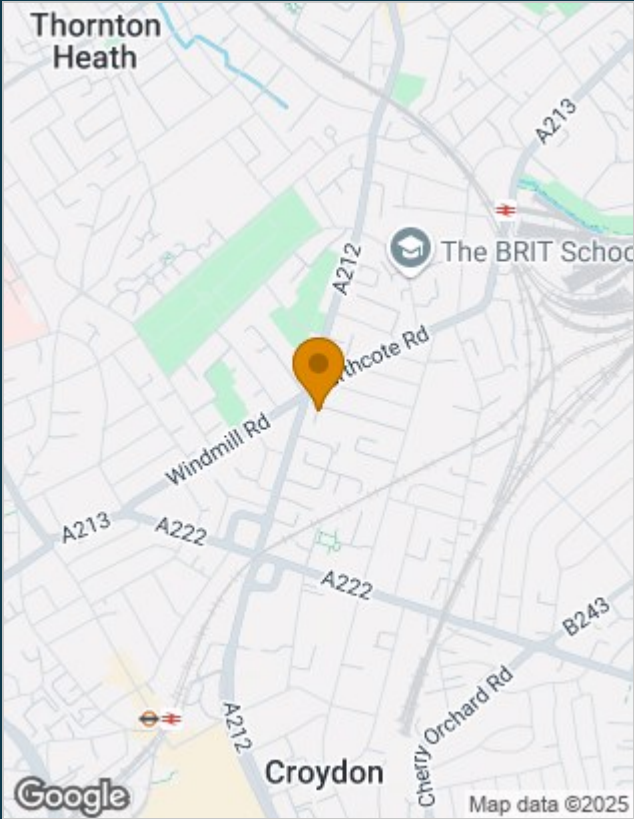
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 