

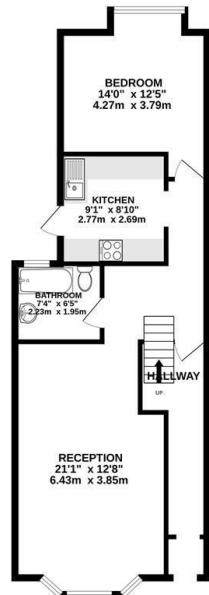


45 Nova Road, Croydon, CR0 2TN

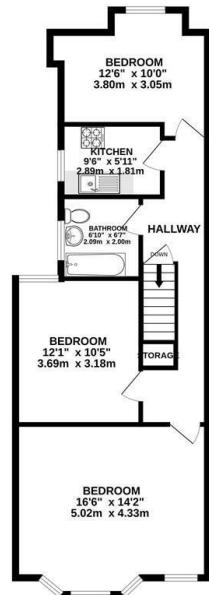
Offers In The Region Of £475,000

- SUBSTANTIAL 4 BEDROOM VICTORIAN HOUSE
- 2 BATHROOMS
- SCOPE FOR DEVELOPMENT
- 2 LARGE RECEPTIONS
- CLOSE TO TOWN CENTRE AND TRANSPORT LINKS
- VACANT POSSESSION
- FOUR DOUBLE BEDROOMS
- PROPERTY REQUIRES MODERNISATION
- NO CHAIN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantees are given in respect of their condition. All dimensions are approximate and floor areas are given in square metres.

Directions

Viewings

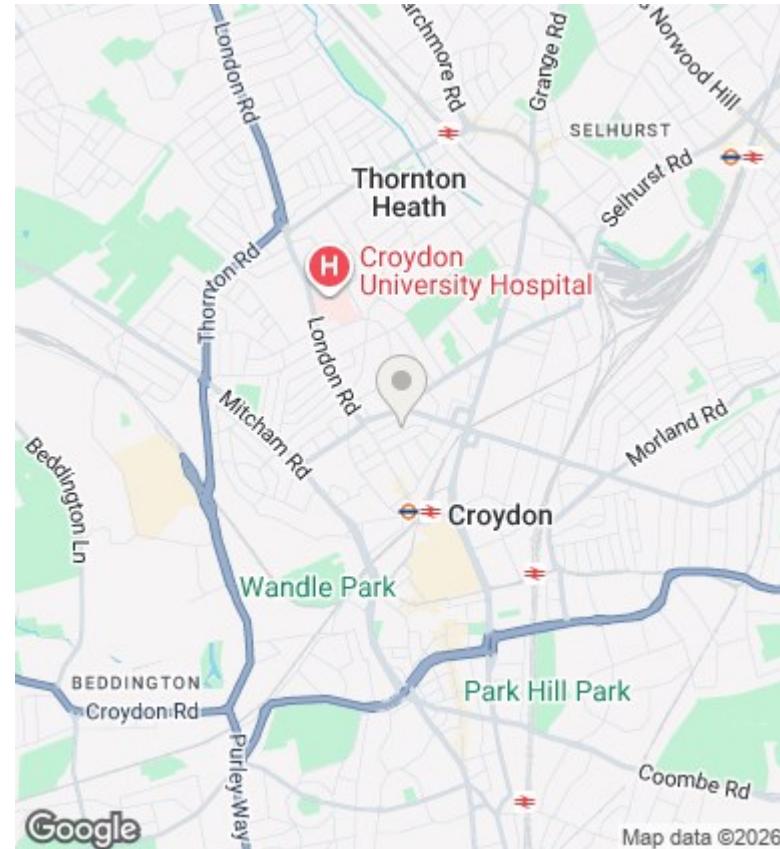
Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

D

EPC Rating:

D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC