



## 2 SPRING GROVE

MITCHAM, CR4 2NQ

**£239,950**  
LEASEHOLD

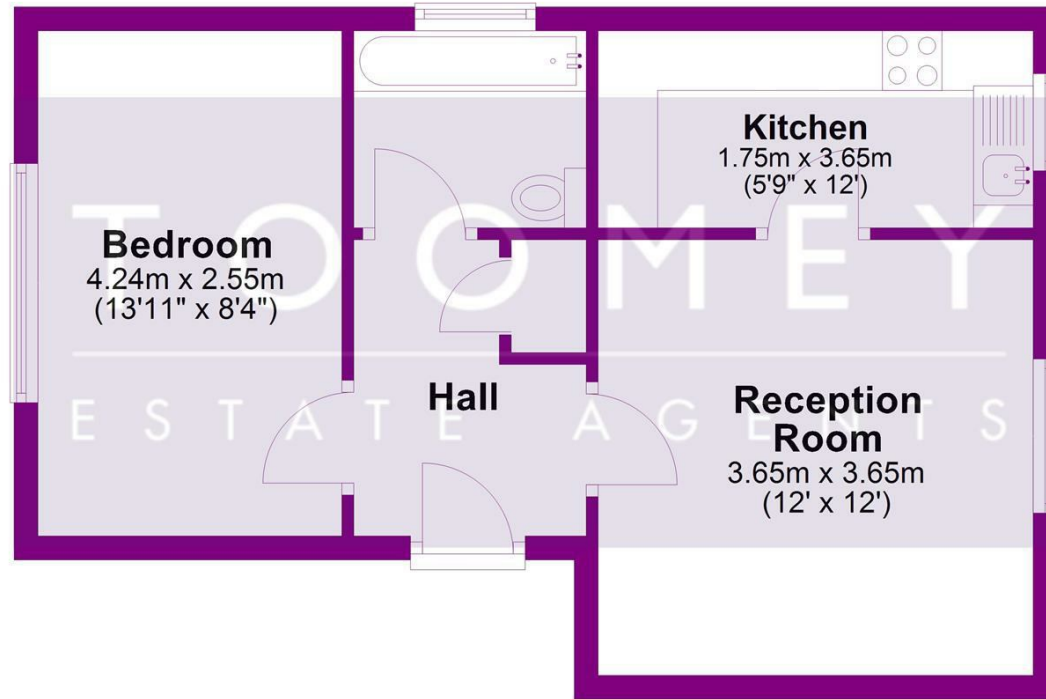
We are pleased to offer to the market this fantastic FTB or investment property. Situated on a gated development within close proximity to Figgs Marsh with local shopping and transport facilities readily available. The property comprises an entrance hall which accesses the double bedroom, bathroom, lounge and kitchen, the property has been recently decorated and is ready to move in. Benefits include double glazing throughout, gas central heating, residents parking and will be offered with no chain.



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## Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 40.4 sq. metres (434.7 sq. feet)



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>	74	77
(55-68) <b>D</b>		
(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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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