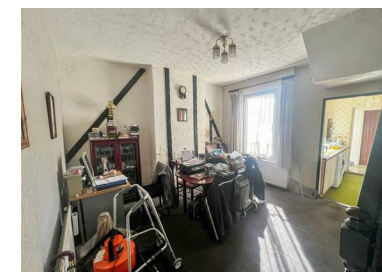


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CALDY ROAD  
 BELVEDERE DA17 6JS  
 Guide price £325,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







Step into the charm of yesteryears with this delightful 3-bedroom Victorian-style terraced house, nestled conveniently close to Belvedere Station. While it awaits your personal touch and modernisation, this property holds a world of potential, offering a canvas for you to craft your dream home.

As you step through the door, you're greeted by the timeless allure of Victorian architecture, with period features waiting to be restored to their former glory. With two reception rooms, there's ample space to create inviting living and dining areas, perfect for hosting gatherings or simply relaxing with loved ones.

The ground floor also boasts the convenience of a downstairs shower room, adding a practical touch to everyday living. Upstairs, three bedrooms offer comfortable accommodation, providing space for the whole family to retreat and unwind after a busy day.

Located within easy reach of Belvedere Station, commuting couldn't be more convenient, offering seamless connections to the wider city and beyond. Whether you're heading to work or exploring the vibrant attractions of London, you're just moments away from your next adventure.

While this home is in need of modernization, its Victorian charm and prime location present an exciting opportunity to create a truly special abode tailored to your tastes and preferences. Don't miss the chance to transform this house into your dream home, where timeless elegance meets modern living.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## CALDY ROAD

BELVEDERE DA17 6JS

- 3 BEDROOM TERRACED HOUSE
- IN NEED OF MODERNISATION
- 2 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO BELVEDERE TRAIN STATION
- EPC- TBC
- COUNCIL TAX BAND C

