



## 2 bed maisonette to buy in DA16

Wickham Street, Welling, DA16 3DB

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Maisonette
- ✓ No Onward Chain
- ✓ Cash Buyers Only
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Cash Buyers Only – Prime Investment Opportunity in Welling

This two-bedroom ground floor maisonette represents a fantastic opportunity for investors seeking a well-located property with strong potential. Situated in the heart of Welling, the property benefits from immediate availability and scope to enhance value.

With local shops, amenities, and excellent transport connections just a short walk away, this is an ideal purchase for rental investment or future resale.

Entrance Hall -

Living Room - 4.62m x 3.56m (15'2 x 11'8) -

Bedroom - 3.84m x 3.53m (12'7 x 11'7) -

Bedroom - 2.84m x 2.62m (9'4 x 8'7) -

Bathroom - 2.29m x 1.73m (7'6 x 5'8) -

Kitchen - 3.96m x 2.44m (13'0 x 8'0) -

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 32

Annual Ground Rent Amount: £10.00

Price: Starting Bid £170,000

Property Type: Maisonette

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

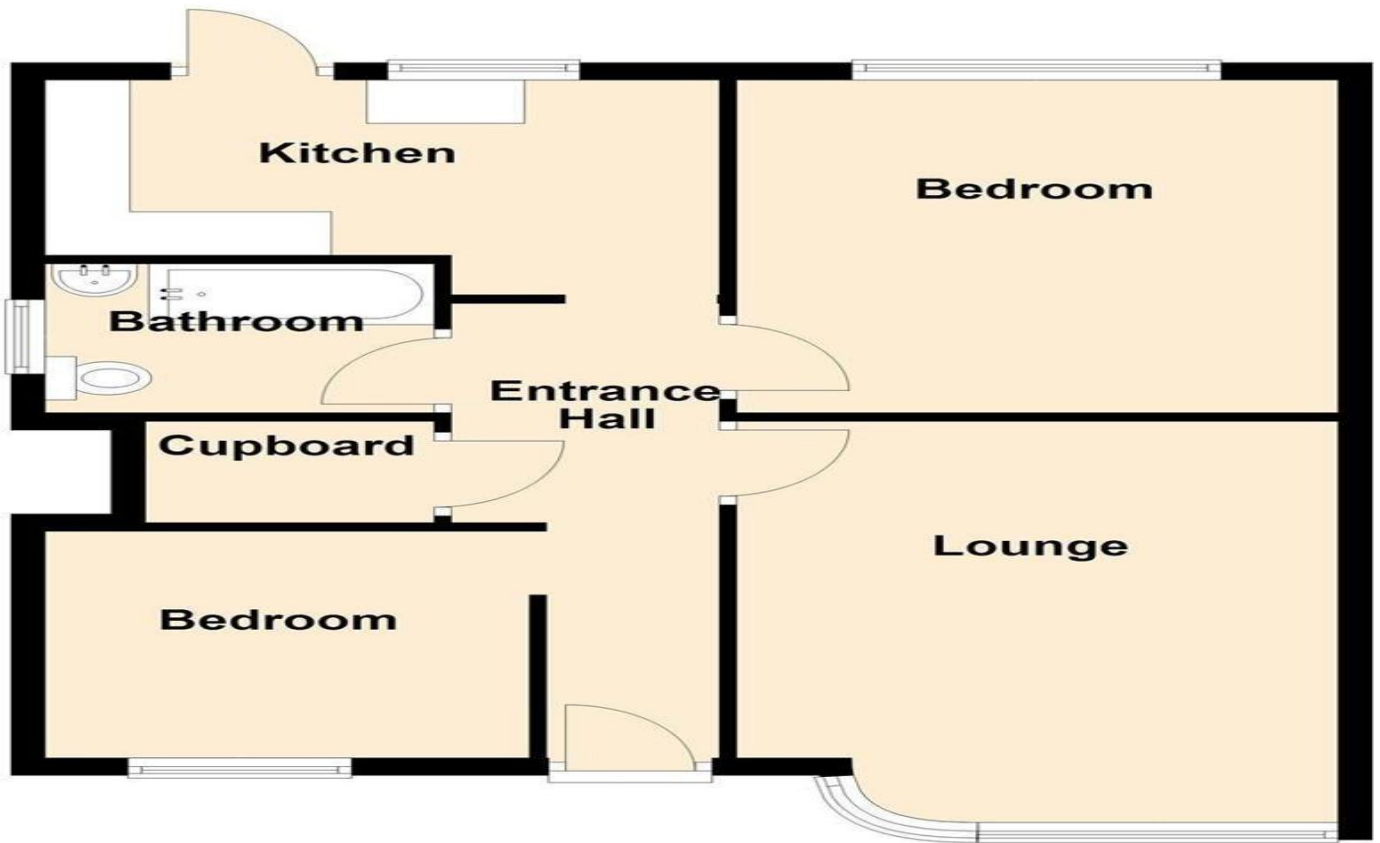
Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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