

56 South Gipsy Road

Welling DA16 1JB

Offers Around £475,000

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Nestled on South Gipsy Road in Welling, this charming end-terrace house presents a fantastic opportunity for those seeking a spacious two-bedroom home with no forward chain. Upon entering, you are greeted by a welcoming entrance hall that leads into an open-plan lounge and dining area, which has been freshly painted and carpeted, creating a bright and inviting atmosphere. The generous kitchen boasts ample cupboard and worktop space, making it ideal for culinary enthusiasts. Ascending to the first floor, you will find two well-proportioned double bedrooms, perfect for relaxation or study. The bathroom is equally impressive, featuring both a full bath and a separate shower cubicle, catering to all your bathing needs. Externally, the property offers a lovely rear garden predominantly laid to lawn, complemented by a pathway leading to the rear. Additionally, there is a quaint front courtyard garden that enhances the property's curb appeal. A unique feature of this home is the opportunity to lease the adjacent access land for a modest cultivation licence of £100 per year. While this land cannot be built upon or sold, it provides an excellent private outdoor space for gardening or leisure. The location is superb, with a wealth of amenities nearby including Bexley Grammar schools and is within 10 mins walk to Bexleyheath station and bus links to the Elizabeth line. Also the picturesque Danson Park, which offers a variety of scenic walks, water activities, and a children's play park plus the Crook Lodge leisure centre is also within easy reach, ensuring that recreational options are plentiful.

This property is EPC rated D and falls within council tax band D, making it an attractive proposition for both first-time buyers and investors alike. Do not miss the chance to make this delightful house your new home.



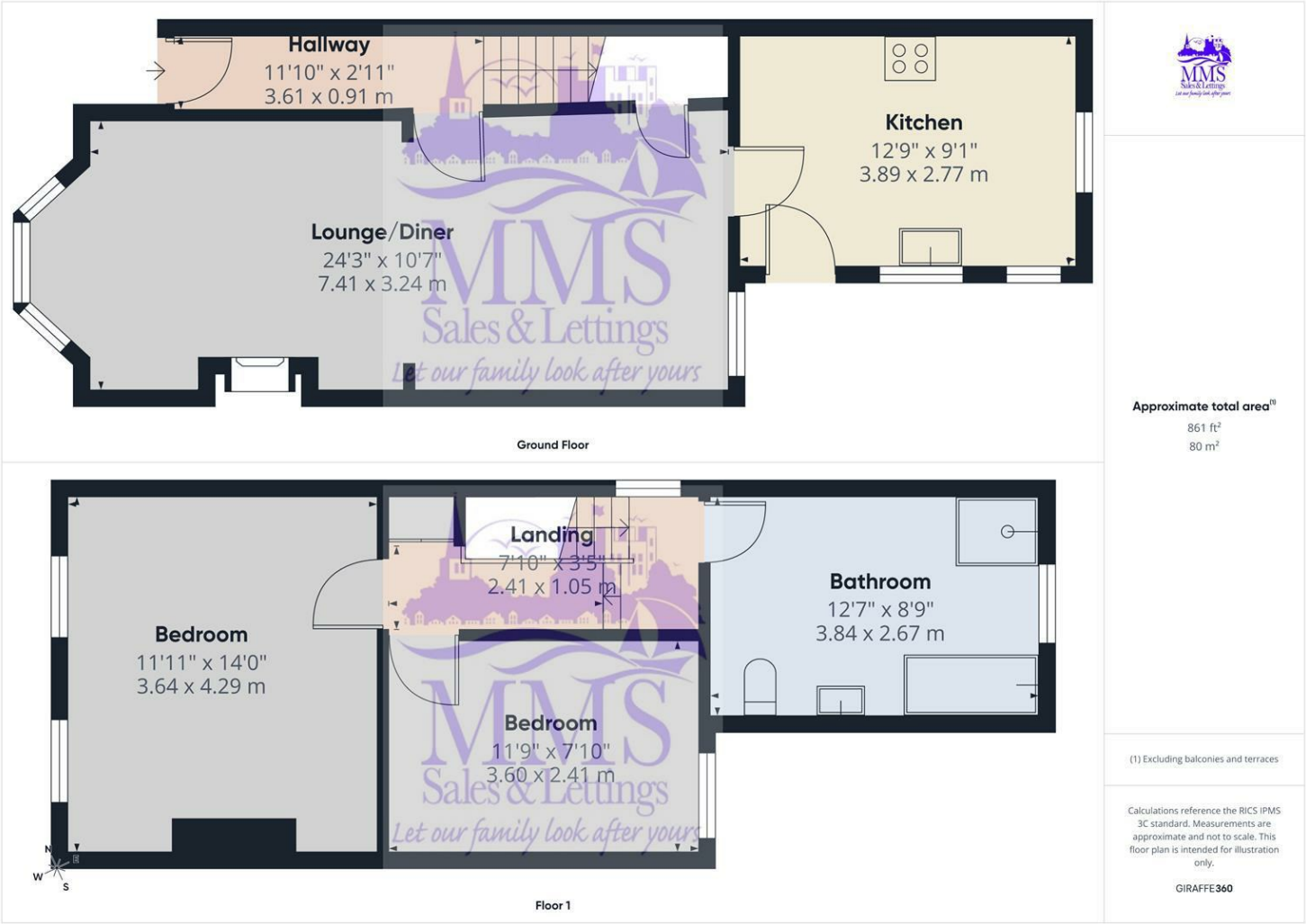




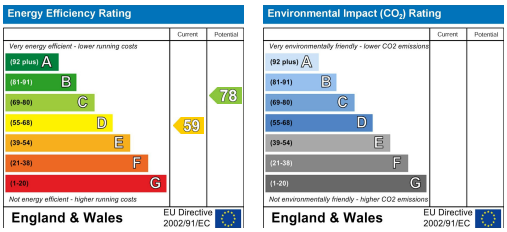
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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