



**Mangold Way
Erith
Kent
DA18**

Offers in Excess of £234,000

bettermove

Mangold Way

Erith

Bettermove are proud to present this 4 bedroom terraced house with a self contained annex in Erith, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available.

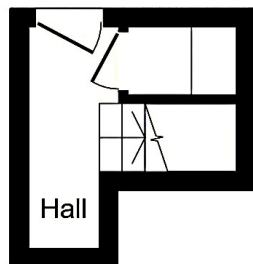
The council tax band is A.

The interior of this presented property, which requires modernisation throughout, is situated across three floors, with a self contained studio on the ground floor. The first floor consists of a spacious living room, and fitted kitchen, with the three bedrooms, and a family bathroom located on the second floor. The main house also benefits from a private balcony, perfect for enjoying the summer months.

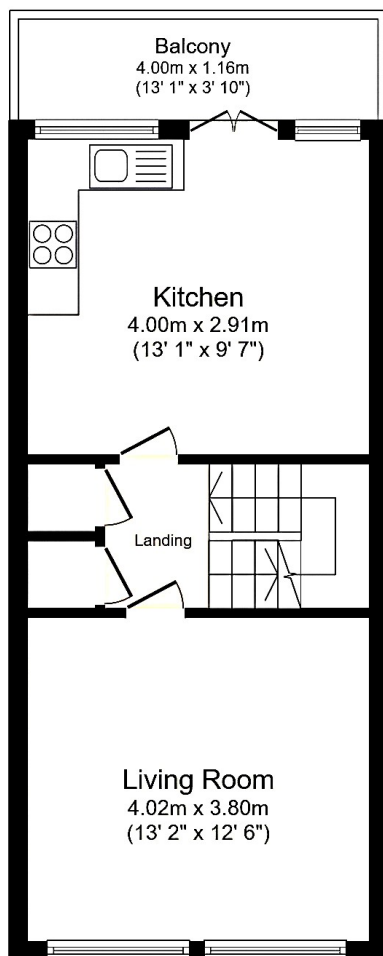
Located in the popular borough of Erith, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Abbey Wood Station, giving links on the Elizabeth line, a variety of local bus routes, and quick access to the A2.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.

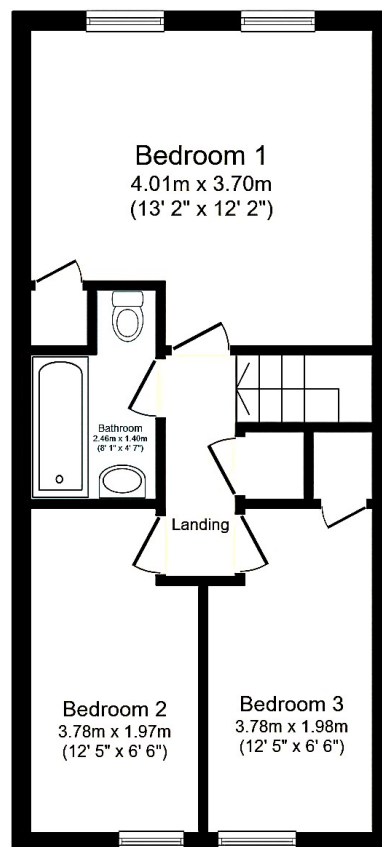




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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