



Moselle Avenue, London, N22 6ES

£475,000



Cole Harding presents a opportunity to get onto the property ladder with this lovely two bedroom mid-terrace Victorian home.

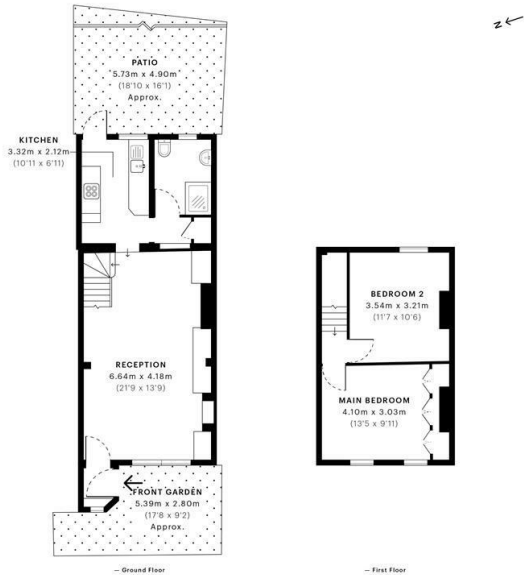
The property offers a open plan living room, kitchen, bathroom, two double bedrooms and a south facing garden. The property is close to shops, parks, schools and walking distance to Wood Green tube station.

In our opinion this is a honest house whihc has been in the family for three decades and requires some improvements in areas but could be updated to be a wonderful home for a small family.

The property is freehold and is being offered on a chain free basis.

Viewing

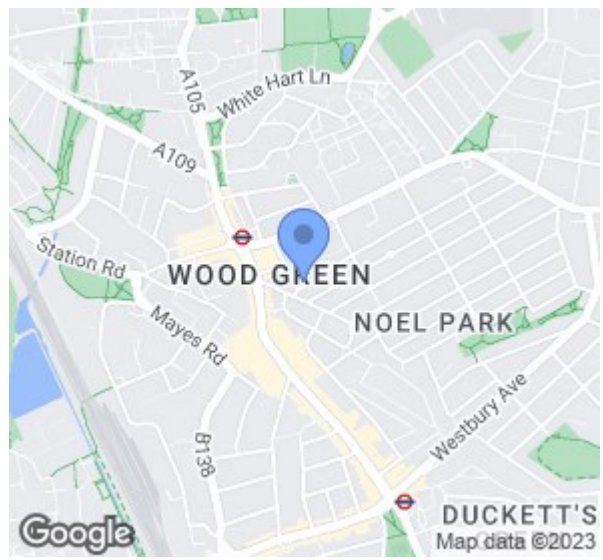
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



70.15 sqm / 755.09 sqft
 65.41 sqm / 703.41 sqft
 0.00 sqm / 0.00 sqft
 0.00 sqm / 0.00 sqft

16/01/2024
 16/01/2024
 16/01/2024
 16/01/2024

www.coleharding.co.uk



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



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.