



Lowry Close, Erith, DA8 1PN

Guide price £300,000 - £325,000 Freehold



Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this modern two bedroom house with two allocated parking spaces, located in a popular cul-de-sac situated within 0.8 miles of Erith Station and 1 mile of Belvedere Station.

The accommodation comprises of an entrance hall, ground floor cloakroom, a 9'8 x 5'8 kitchen and 14'7 x 12'3 living room. On the first floor there are two bedrooms and a bathroom and there is a 45' garden to the rear.

The property has the added benefit of being offered with no forward chain.

Please note that there is an Estate Service Charge of £679.60 which is paid annually.

### Entrance Hall

### Ground Floor Cloakroom

### Kitchen

9'8 x 5'8 (2.95m x 1.73m)

### Living Room

14'7 x 12'3 (4.45m x 3.73m)

### Landing

### Bedroom One

12'3 x 8'10 (3.73m x 2.69m)

### Bedroom Two

12'3 x 8'10 (3.73m x 2.69m)

### Bathroom

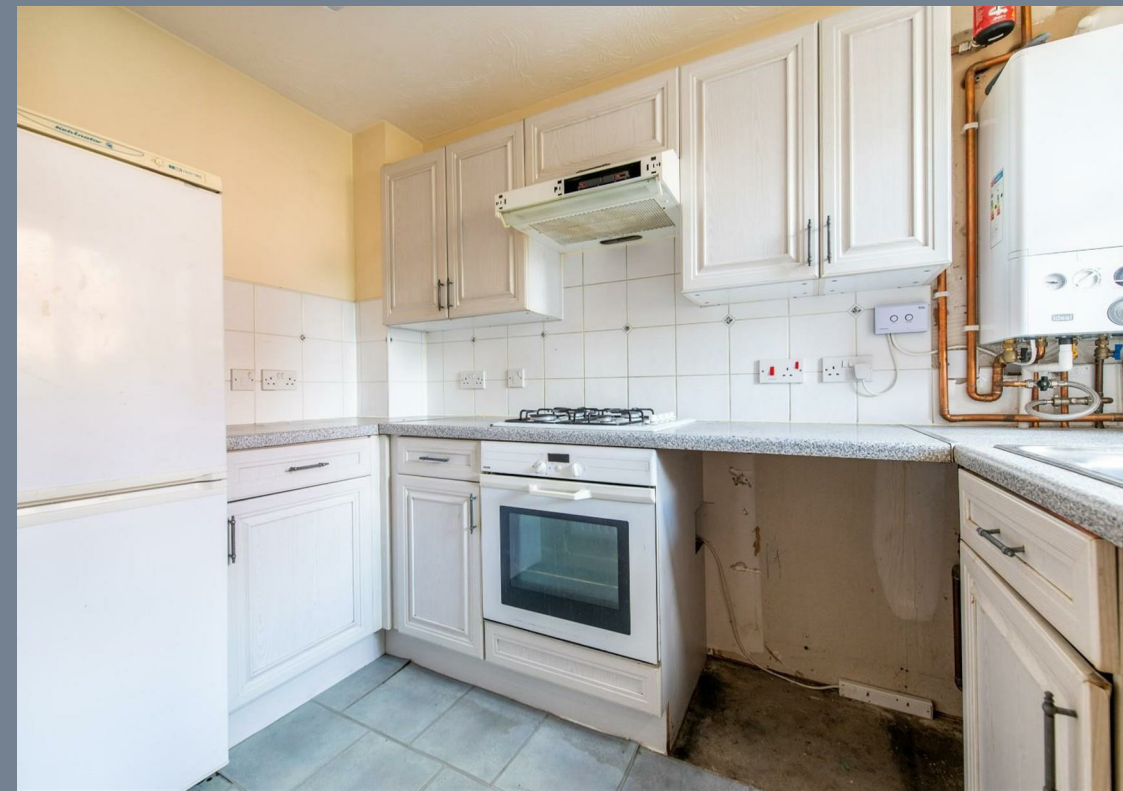
### Rear Garden

45' (13.72m)

### Allocated Parking Space

### Tenure - Freehold

### Council Tax - Band C

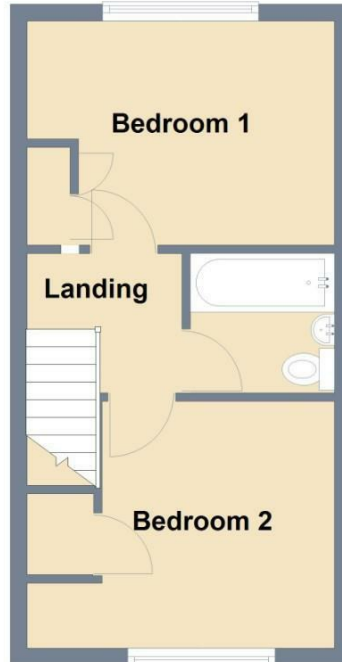




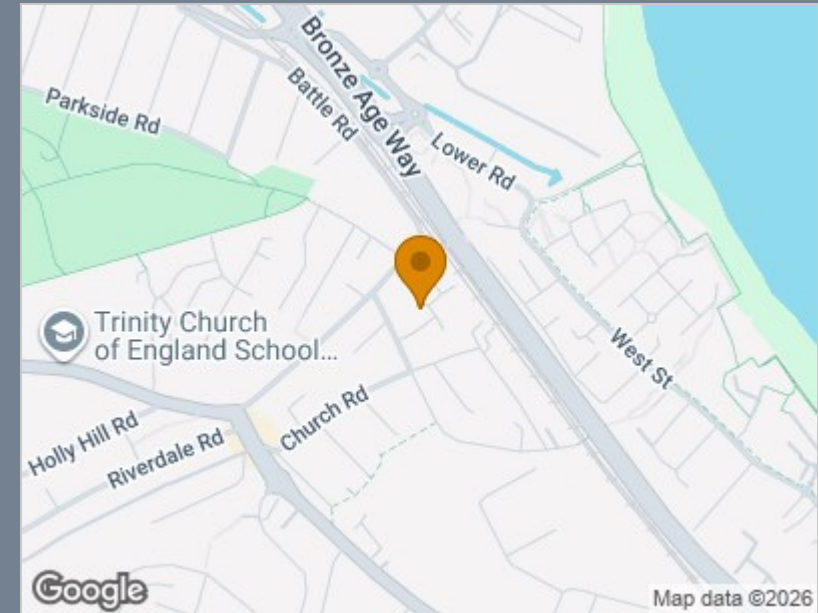
## Ground Floor



## First Floor



Total area: approx. 56.7 sq. metres (610.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>90</b>
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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