



Gipsy Road, Welling, DA16 1JH  
Guide price £450,000 Freehold



The Homes Group are delighted to present to the market this extended semi-detached house offered to the market with no forward chain.

Accommodation comprises of two reception rooms, a 13'11 x 11'10 kitchen, ground floor cloakroom and, on the first floor, are the three bedrooms and a 9' bathroom. Externally the home benefits from a large garden, with summerhouse, and driveway to the front.

### Entrance Hall

### Living Room

13'1 into bay x 12'4 (3.99m into bay x 3.76m)

### Dining Room

10'11 x 10'8 (3.33m x 3.25m)

### Cloakroom

### Kitchen

13'11 x 11'10 (4.24m x 3.61m)

### Landing

### Bedroom One

13'11 into bay x 11 (4.24m into bay x 3.35m)

### Bedroom Two

12' x 10'9 (3.66m x 3.28m)

### Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)

### Bathroom

9'3 x 5'3 (2.82m x 1.60m)

### Garden

### Parking

Tenure - Freehold

Council Tax - Band D







### Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)

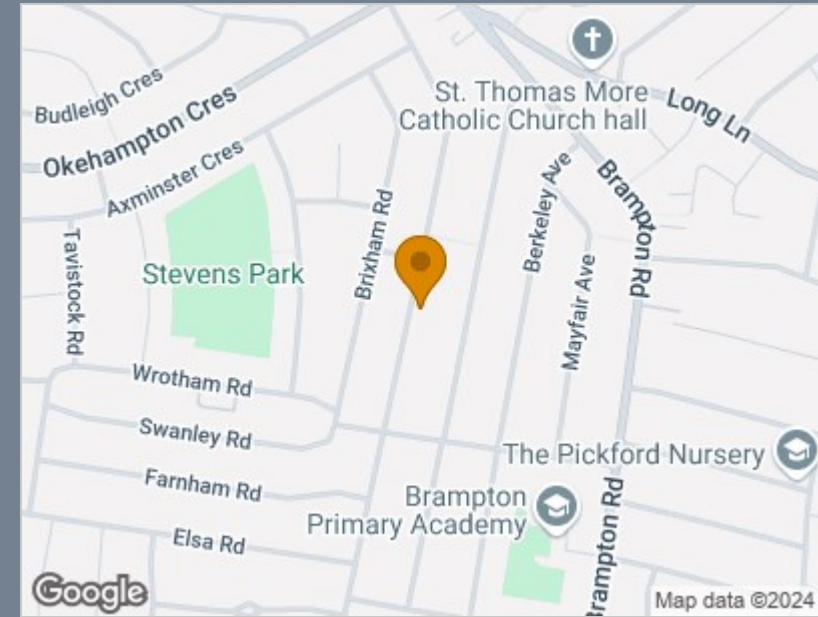



### First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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