



THE  
HOMES  
GROUP



Charles Street, Greenhithe, DA9 9AQ  
Guide price £300,000 - £325,000 Freehold



Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this three bedroom Victorian style end of terrace family home located within close proximity of Greenhithe Station.

The accommodation comprises of an entrance hall, a 25'5 x 10'2 Living Room, a 12'2 x 7'10 Kitchen and a bathroom on the ground floor. On the first floor there are three good size bedrooms measuring 13' x 11' (bedroom one), 12'1 x 7'5 (bedroom two) and 12'2 x 8' (bedroom three).

The property has a 45' garden to the rear and is offered with no forward chain.

#### **Entrance Hall**

#### **Living Room**

25'5 x 10'2 (7.75m x 3.10m)

#### **Kitchen**

12'2 x 7'10 (3.71m x 2.39m)

#### **Lobby**

#### **Ground Floor Bathroom**

#### **Ground Floor W.C.**

#### **Landing**

#### **Bedroom One**

13' x 11' (3.96m x 3.35m)

#### **Bedroom Two**

12'1 x 7'5 (3.68m x 2.26m)

#### **Bedroom Three**

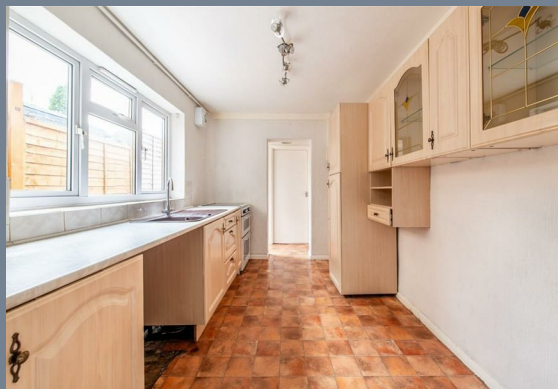
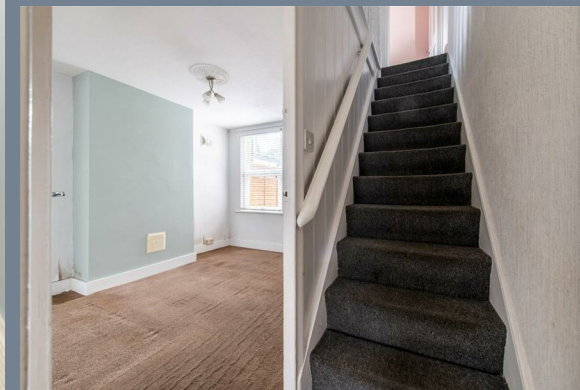
12'2 x 8' (3.71m x 2.44m)

#### **Rear Garden**

45' (13.72m)

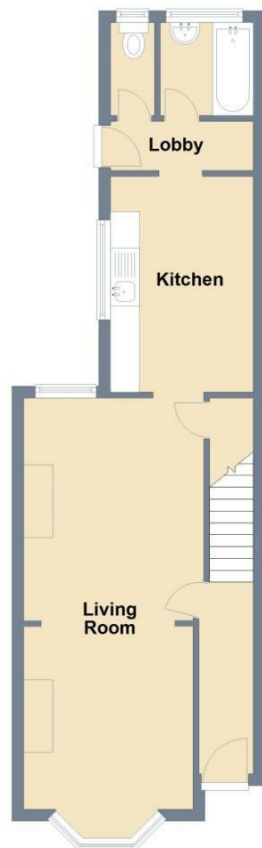
#### **Tenure - Freehold**

#### **Council Tax - Band B**





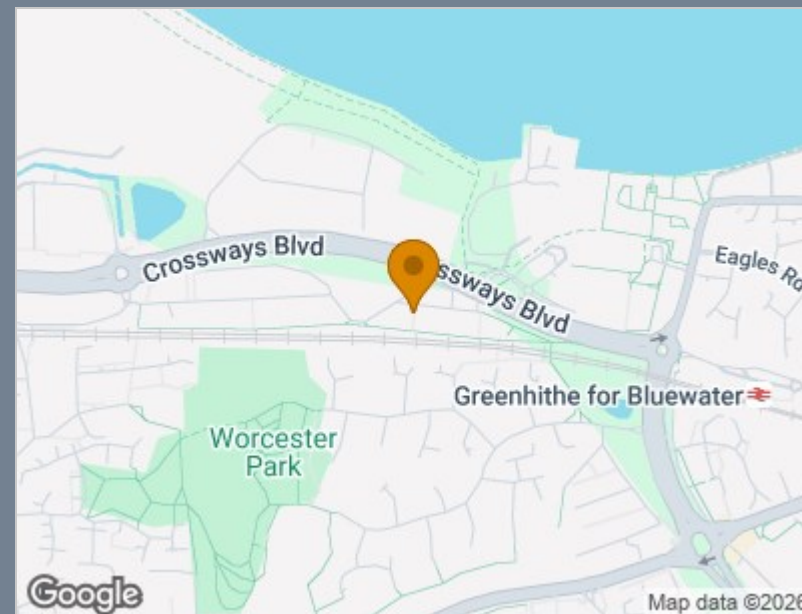
Ground Floor



First Floor



Total area: approx. 80.9 sq. metres (870.9 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</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<br>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.

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.