



Vaughan Avenue, Greenhithe, DA9 9UU

Guide price £375,000 Freehold



The Homes Group are delighted to present to the market this well presented two bedroom end of terrace house located within the popular Ingress Park development which offers an abundance of well kept grounds, riverside pathways, children's play areas and regular community/resident events throughout the year. With designated bus services and being a short walk to Greenhithe station, this could be the ideal commuter home.

Accommodation includes, entrance hall with large storage cupboard, cloakroom, an open plan living/dining/kitchen, master bedroom with en-suite and built-in wardrobes, 2nd bedroom and bathroom. Externally is a low maintenance garden.

Please note: the home is subject to a service charge - for the upkeep of the communal grounds & unadopted areas/roads. The current charges are £66.43 and £186.86 payable every 6 months. This information will be verified by the vendors solicitor.

Entrance Hall

Cloakroom

Living/Dining/Kitchen

21'7 x 15'9 x 7'6 (6.58m x 4.80m x 2.29m)

Landing

Master Bedroom

10' x 9'5 (3.05m x 2.87m)

En-Suite

Bedroom Two

9'6 x 8'4 (2.90m x 2.54m)

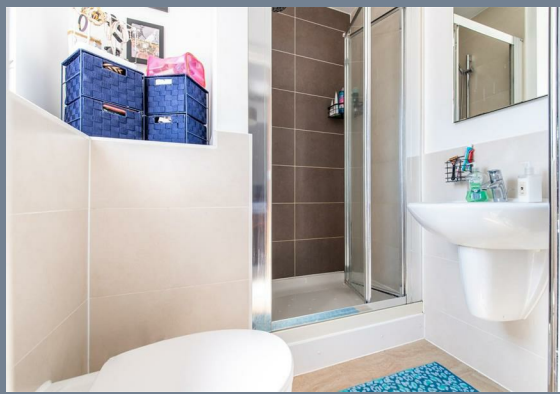
Bathroom

Garden

Allocated Parking

Tenure: Freehold

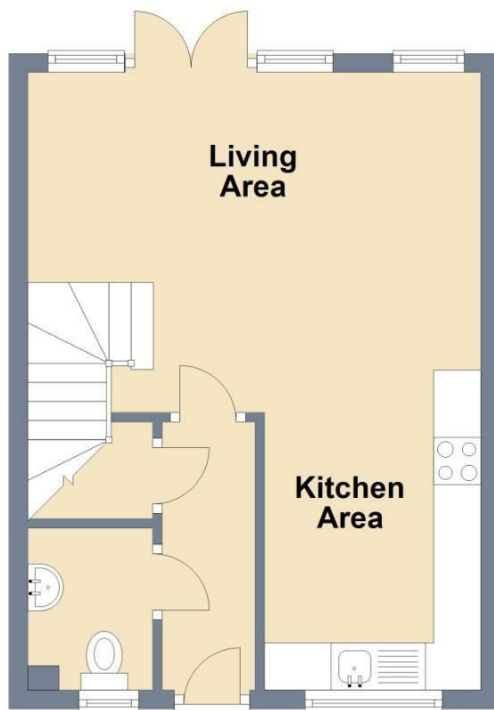
Council Tax: Band D





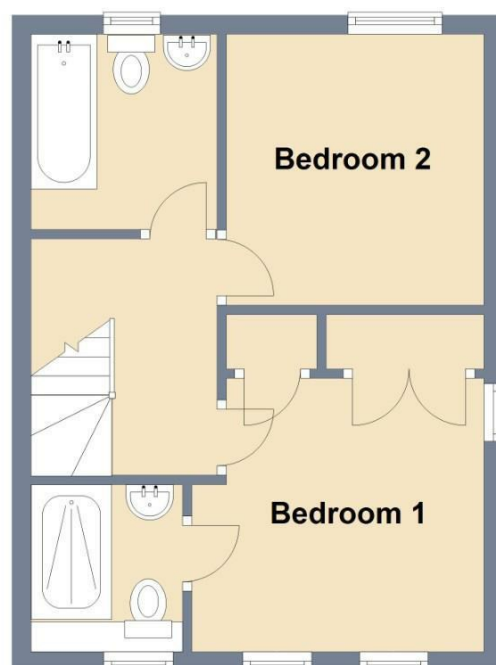
Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)

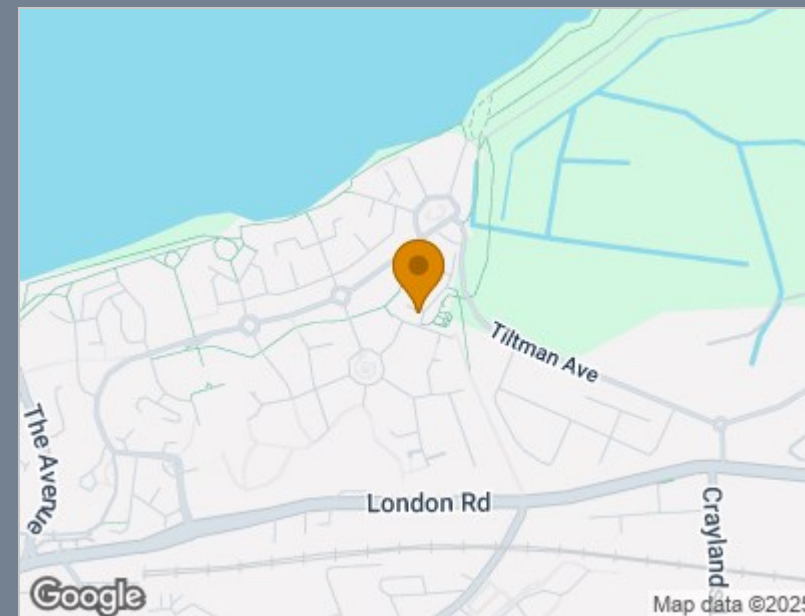


First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 63.2 sq. metres (680.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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	

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.