

Lowry Close, Erith, DA8 1PN  
Guide price £300,000 Freehold

 2
  1
  1
  C



Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this modern two bedroom house with parking space to the front, 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, a 9'8 x 5'8 kitchen, a 14'7 x 12'3 living room and a ground floor cloakroom. On the first floor there are two bedrooms and a bathroom.

To the rear is a 40' garden and to the front there is an allocated parking space for one car.

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**

#### **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**

9' to cupboards x 8'10 (2.74m to cupboards x 2.69m)

#### **Bathroom**

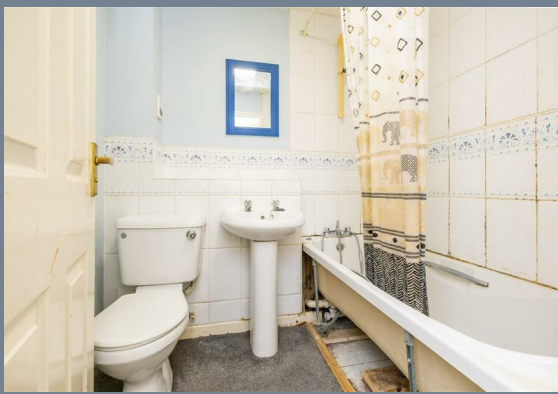
#### **Rear Garden**

40' (12.19m)

#### **Allocated Parking to Front**

#### **Tenure - Freehold**

#### **Council Tax - Band C**









### Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)

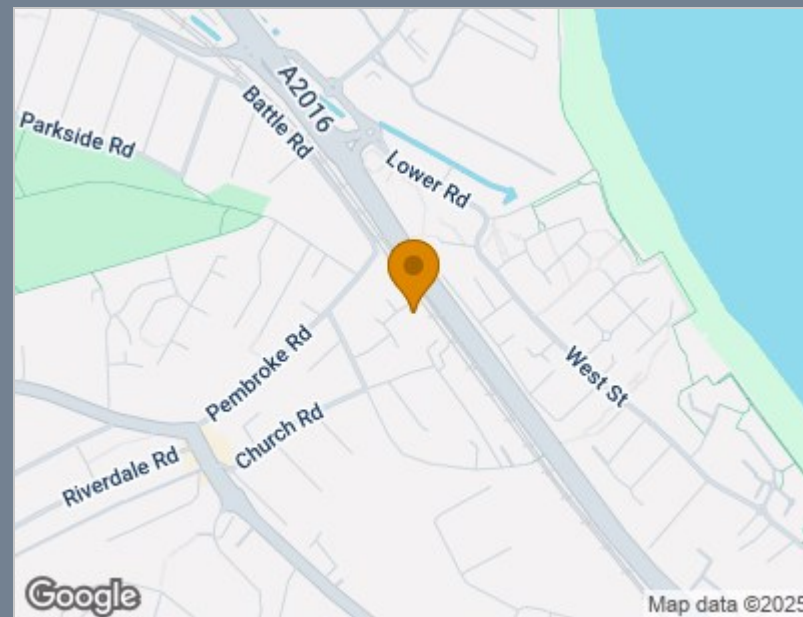


### First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



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



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 89        |
| (81-91) B                                   | 75                         |           |
| (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<br>2002/91/EC |           |

### Viewing

Please contact The Homes Group 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.