



THE  
HOMES  
GROUP



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



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

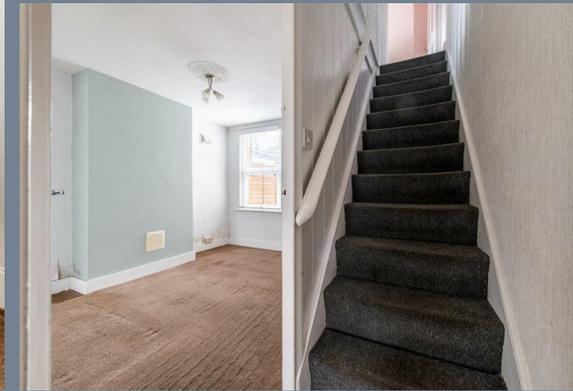
12'2 x 8' (3.71m x 2.44m)

#### Rear Garden

45' (13.72m)

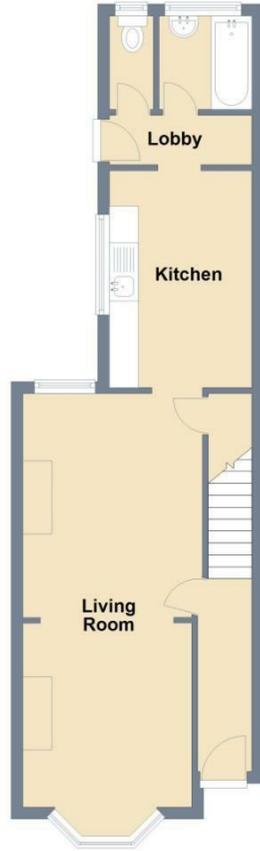
#### Tenure - Freehold

#### Council Tax - Band B





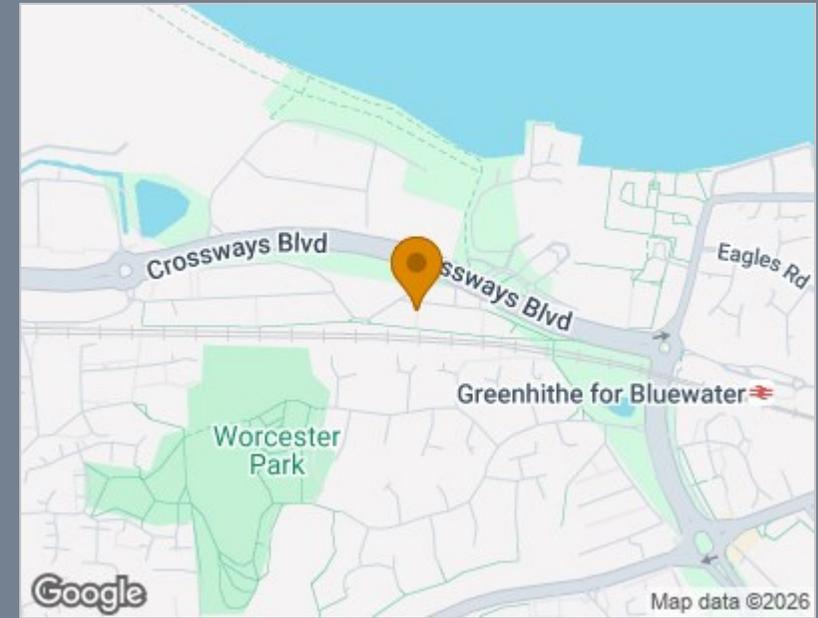
Ground Floor



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 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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