

Lower Church Hill, Greenhithe, DA9 9BJ  
Guide price £230,000 Freehold

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The Homes Group are delighted to offer to the market this two bedroom, two reception room end of terrace house located within close proximity of Stone Crossing station and is offered with no forward chain. The accommodation comprises of an open living room & dining room, kitchen and ground floor bathroom with two bedrooms on the first floor plus a garden to the rear. In our opinion this would make an ideal first home or buy to let property.

### **Living Room**

11'10 x 9'9 (3.61m x 2.97m)

### **Dining Room**

11'10 x 11'9 (3.61m x 3.58m)

### **Kitchen**

8'7 x 7'4 (2.62m x 2.24m)

### **Lobby**

### **Ground Floor Bathroom**

7'4 x 5'8 (2.24m x 1.73m)

### **Landing**

### **Bedroom One**

11'10 x 9'10 (3.61m x 3.00m)

### **Bedroom Two**

11'10 x 9'4 (3.61m x 2.84m)

### **Garden**

30' (9.14m)

**Tenure - Freehold**

**Council Tax - Band B**







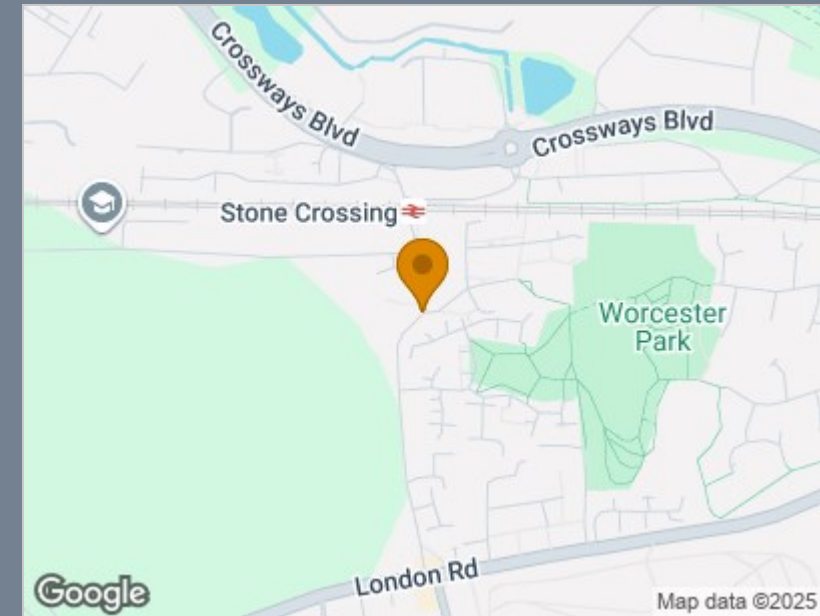
**Ground Floor**  
Approx. 36.5 sq. metres (393.0 sq. feet)



**First Floor**  
Approx. 24.0 sq. metres (258.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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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