



THE
HOMES
GROUP



Blackfen Road, Sidcup, DA15 8SW
Guide price £300,000 Leasehold



The Homes Group are delighted to present to the market this ground floor maisonette which is offered with NO CHAIN. The home benefits from two double bedrooms - both with built in storage cupboards, a good-sized living room which has direct access to the private garden, a well-kept kitchen & bathroom. Externally are front & rear gardens plus an en-bloc garage (for storage) to the rear, which is accessed by a residents driveway.

Tenure: Leasehold. Term: 189 years. Remaining 130 years. Ground Rent: £10 Per Annum. All information to be verified by sellers solicitor.

Entrance Hall

Kitchen

8'11 x 8'5 (2.72m x 2.57m)

Living Room

15'7 x 10'5 widening to 11'11 (4.75m x 3.18m widening to 3.63m)

Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Bedroom

16'2 x 7'6 widening to 8'5 (4.93m x 2.29m widening to 2.57m)

Bedroom

12'10 x 7'8 widening to 8'5 (3.91m x 2.34m widening to 2.57m)

Garden

Garage En-Bloc

Tenure: Leasehold

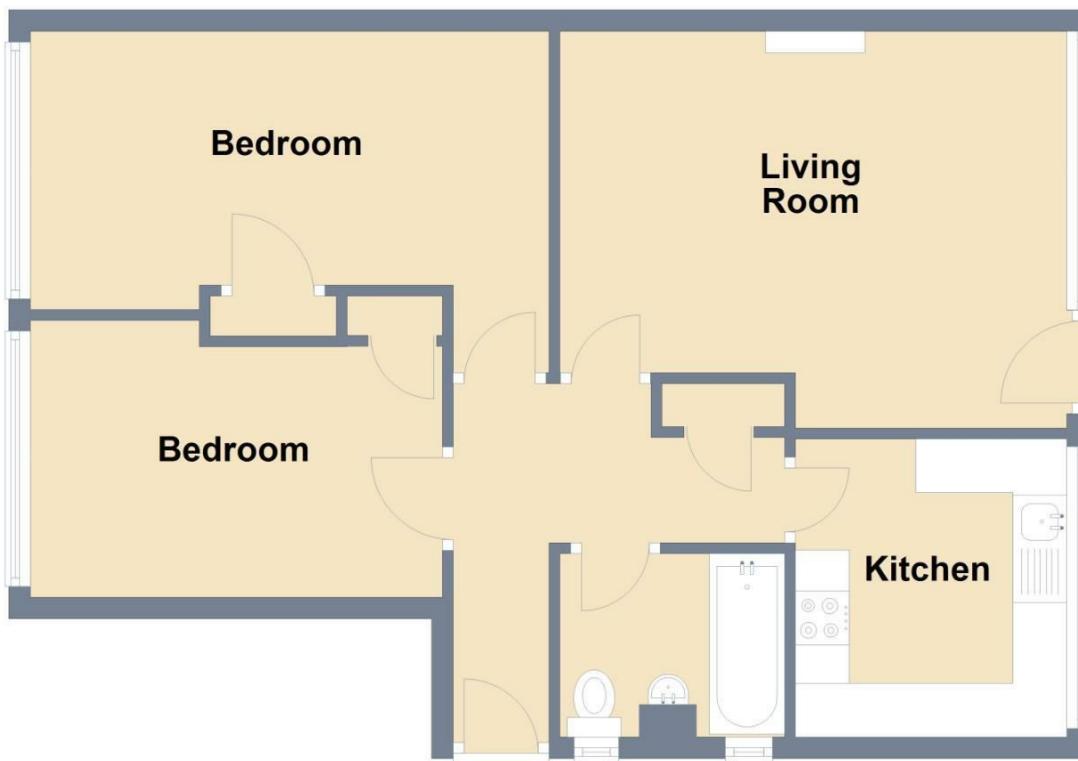
Council Tax: Band C



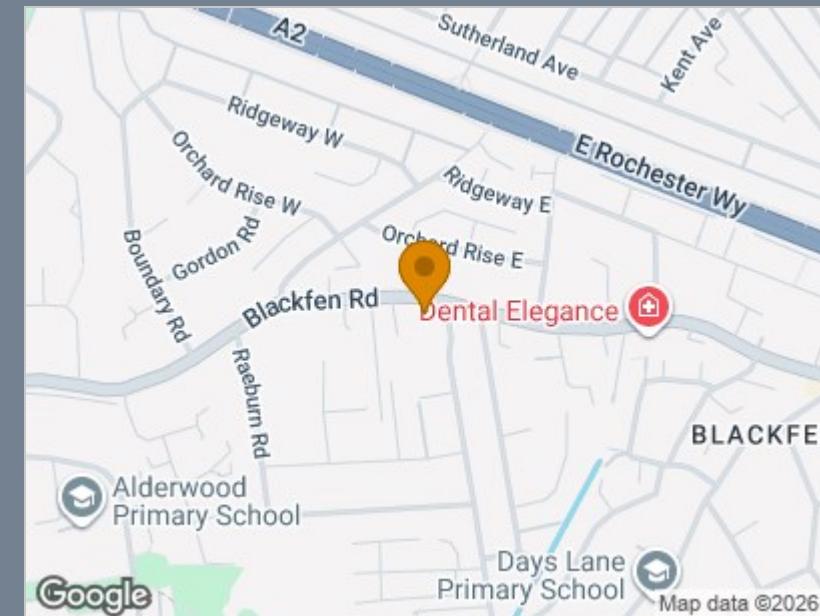


Ground Floor

Approx. 624.7 sq. feet



Total area: approx. 624.7 sq. feet



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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