



Bowness Road, London, SE6 2DG  
Guide price £550,000 Freehold

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The Homes Group are delighted to present to the market this three bedroom Victorian style terrace house that is offered to the market with no chain. The home offers spacious accommodation throughout with three double bedrooms, 9' ceilings and a 22' kitchen/breakfast room. Whilst the home requires some modernisation there are still a number of period features and opportunity to expand or remodel the current layout, subject to the necessary regulations and permissions. Located within easy access to shops, education facilities and public transport making this house an ideal family home or buy to let investment.

### Entrance Porch

### Entrance Hall

### Living Room

14'3 into bay x 13'6 (4.34m into bay x 4.11m)

### Dining Room

11'6 x 11'4 (3.51m x 3.45m)

### Kitchen/Breakfast

22'1 x 9'6 (6.73m x 2.90m)

### Lean-to

6'8 x 5'9 (2.03m x 1.75m)

### Ground Floor Cloakroom

### Landing

### Bedroom One

17' x 11'7 (5.18m x 3.53m)

### Bedroom Two

11'7 x 11'6 (3.53m x 3.51m)

### Bedroom Three

13'9 x 9'5 (4.19m x 2.87m)

### Bathroom

9'2 x 8' (2.79m x 2.44m)

### Garden

### Tenure - Freehold

### Council Tax - Band D







Total area: approx. 118.7 sq. metres (1277.9 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">89</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</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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