



Knockhall Road, Greenhithe, DA9 9EZ

Guide price £280,000 Freehold



Guide Price £280,000 - £300,000. The Homes Group are delighted to present to the market this two double bedroom terrace house ideally located for schools & public transport. The accommodation includes two reception rooms, kitchen and ground floor toilet with the two double bedrooms and bathroom, accessed via the master bedroom, on the first floor. Externally the home benefits from front and rear gardens. In our opinion the home would make an ideal first time buy or investment purchase.

**Entrance Hall**

9'9 x 6'7 (2.97m x 2.01m)

**Reception Two**

10' x 9'7 (3.05m x 2.92m)

**Living Room**

13'8 x 12'10 (4.17m x 3.91m)

**Kitchen**

10'10 x 6'9 (3.30m x 2.06m)

**Lobby**

**Ground Floor W.C.**

**Landing**

9'6 x 6' (2.90m x 1.83m)

**Bedroom One**

13'7 x 11' (4.14m x 3.35m)

**Bathroom**

11' x 6' (3.35m x 1.83m)

**Bedroom Two**

13'7 x 9'6 (4.14m x 2.90m)

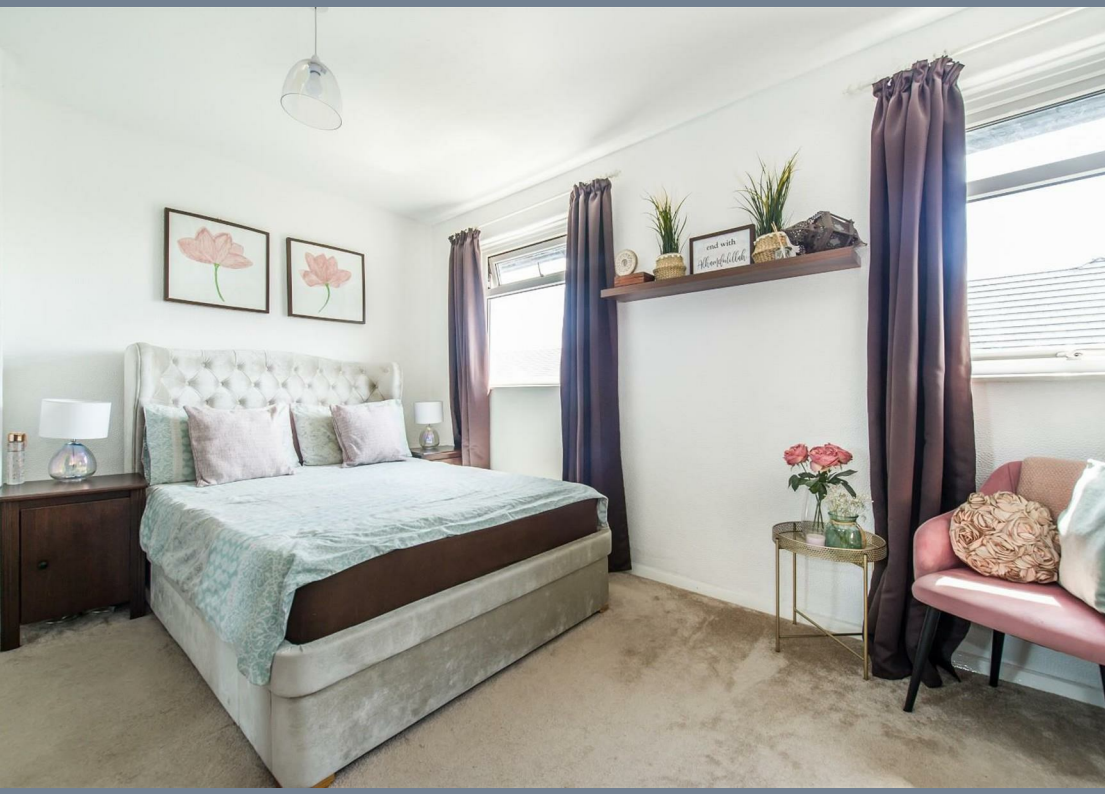
**Garden**

33' (10.06m)

**Tenure - Freehold**

**Council Tax - Band C**





### Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)

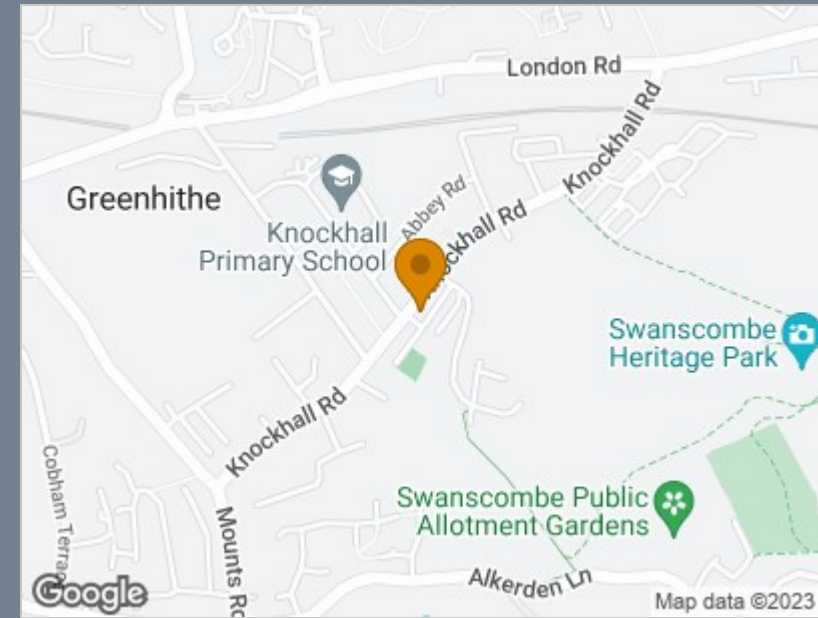


### First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 77.5 sq. metres (834.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.