

Lowry Close, Erith, DA8 1PN
Guide price £300,000 Freehold

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Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this modern two bedroom house with parking space to the front, located in a popular cul-de-sac situated within 0.8 miles of Erith Station and 1 mile of Belvedere Station.

The accommodation comprises of an entrance hall, a 9'8 x 5'8 kitchen, a 14'7 x 12'3 living room and a ground floor cloakroom. On the first floor there are two bedrooms and a bathroom.

To the rear is a 40' garden and to the front there is an allocated parking space for one car.

The property has the added benefit of being offered with no forward chain.

Please note that there is an Estate Service Charge of £679.60 which is paid annually.

Entrance Hall

Cloakroom

Kitchen

9'8 x 5'8 (2.95m x 1.73m)

Living Room

14'7 x 12'3 (4.45m x 3.73m)

Landing

Bedroom One

12'3 x 8'10 (3.73m x 2.69m)

Bedroom Two

9' to cupboards x 8'10 (2.74m to cupboards x 2.69m)

Bathroom

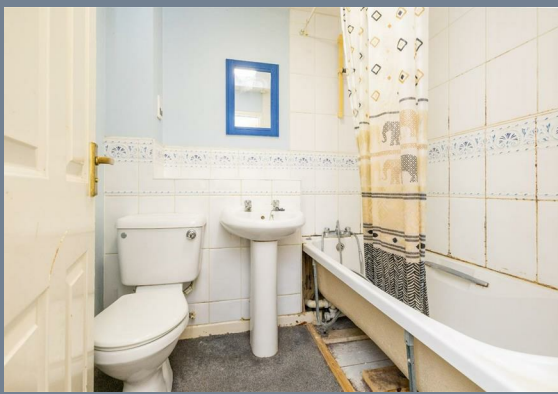
Rear Garden

40' (12.19m)

Allocated Parking to Front

Tenure - Freehold

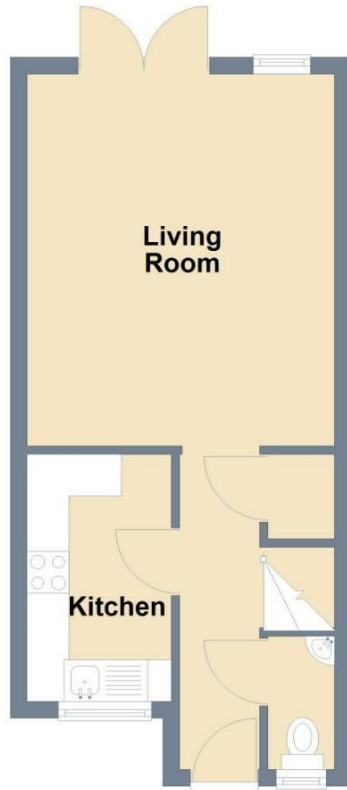
Council Tax - Band C





Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)

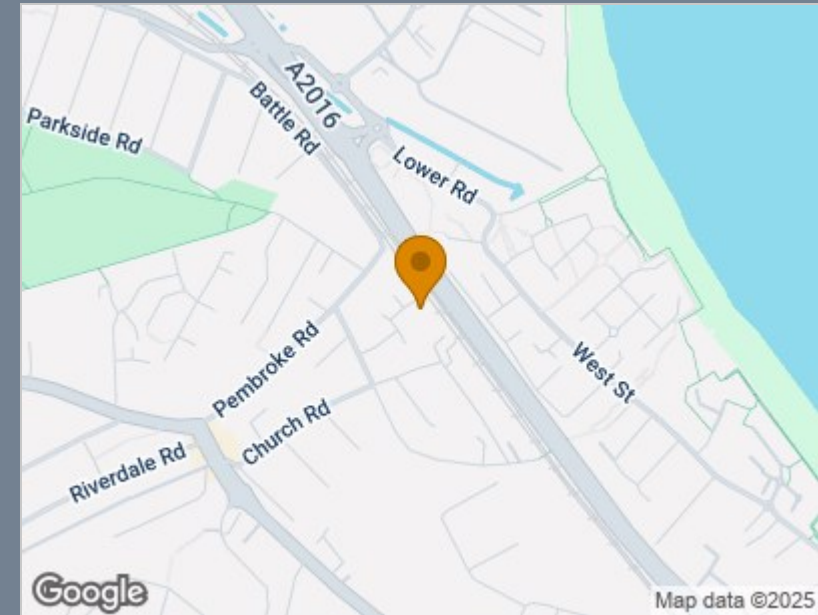


First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(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 on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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