



Lowry Close, Erith, DA8 1PN

Guide price £300,000 - £325,000 Freehold



Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this modern two bedroom house with two allocated parking spaces, 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 and there is a 45' garden to the rear.

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

Ground Floor 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

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

Bathroom

Rear Garden

45' (13.72m)

Allocated Parking Space

Tenure - Freehold

Council Tax - Band C

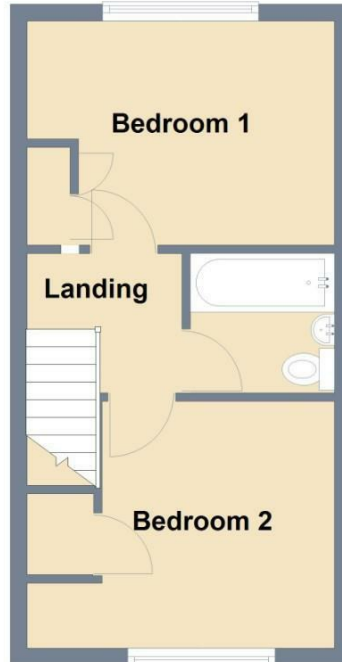




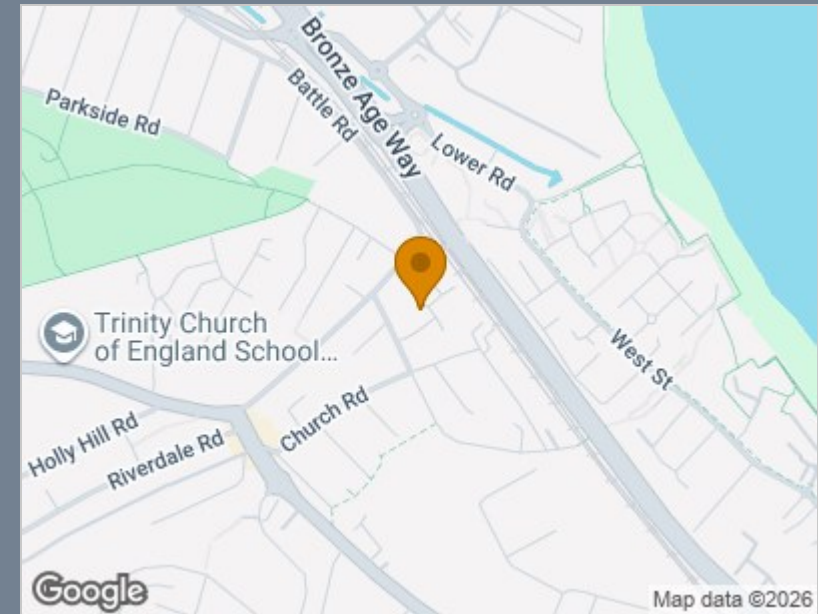
Ground Floor



First Floor



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			
(81-91) B			90
(69-80) C		75	
(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 Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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