



Gipsy Road, Welling, DA16 1JH
Guide price £450,000 Freehold

 3  1  2  E

The Homes Group are delighted to present to the market this extended semi-detached house offered to the market with no forward chain.

Accommodation comprises of two reception rooms, a 13'11 x 11'10 kitchen, ground floor cloakroom and a 9' bathroom. and, on the first floor, are the three bedrooms and a 9' bathroom. Externally the home benefits from a large garden, with summerhouse, and driveway to the front.

Entrance Hall

Living Room

13'1 into bay x 12'4 (3.99m into bay x 3.76m)

Dining Room

10'11 x 10'8 (3.33m x 3.25m)

Cloakroom

Kitchen

13'11 x 11'10 (4.24m x 3.61m)

Landing

Bedroom One

13'11 into bay x 11 (4.24m into bay x 3.35m)

Bedroom Two

12' x 10'9 (3.66m x 3.28m)

Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)

Bathroom

9'3 x 5'3 (2.82m x 1.60m)

Garden

Parking

Tenure - Freehold

Council Tax - Band D





Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)

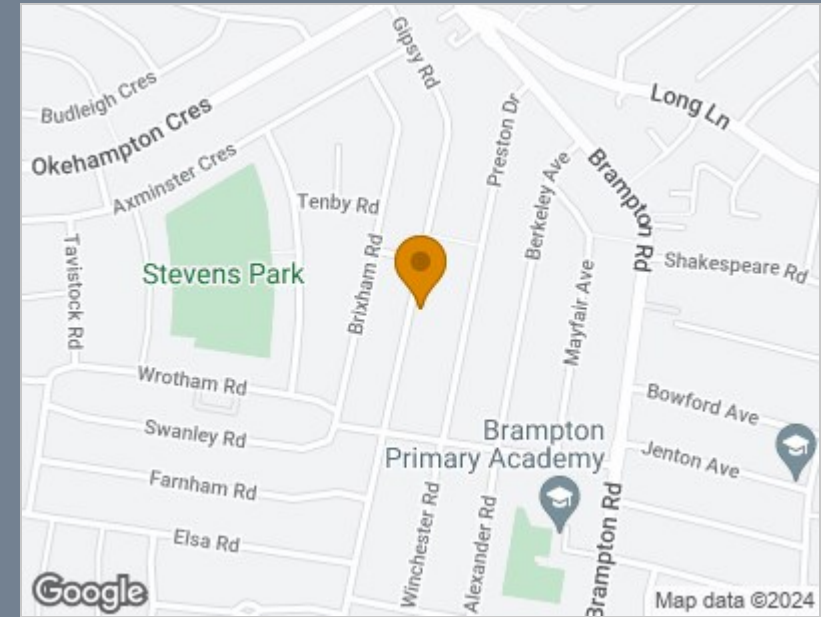


First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(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.