



Charles Street, Greenhithe, DA9 9AQ  
Guide price £325,000

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Offered with NO CHAIN and conveniently located for Greenhithe Station and Bluewater, The Homes Group are delighted to present to the market this two bedroom Victorian style end of terrace house in Greenhithe.

The accommodation comprises of a 21'3 x 11'3 living/dining room, a kitchen, utility room, ground floor bathroom and two double bedrooms on the first floor.

There is a 28' x 12' rear garden which offers off road parking as it has double gates opening out on to the access road behind.

The property would make an ideal first time buy or a rental investment in our opinion.

#### Entrance Hall

**Living/Dining Room**  
21'3 x 11'3 (6.48m x 3.43m)

**Kitchen**  
9'6 x 5'9 (2.90m x 1.75m)

#### Bathroom

**Utility Room**  
9'6 x 5' (2.90m x 1.52m)

#### Landing

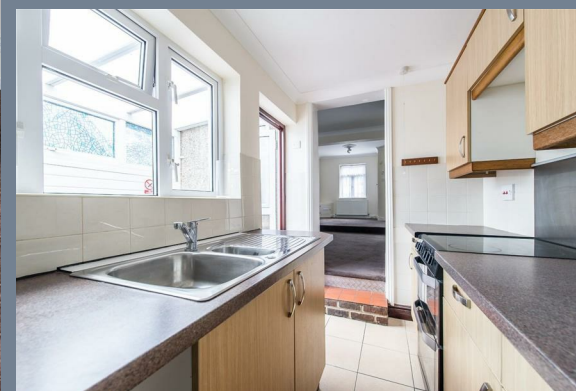
**Bedroom One**  
11'3 x 9'10 (3.43m x 3.00m)

**Bedroom Two**  
10'10 x 8'6 (3.30m x 2.59m)

**Rear Garden**  
28' x 12' (8.53m x 3.66m)

**Council Tax - Band B**

**Tenure - Freehold**

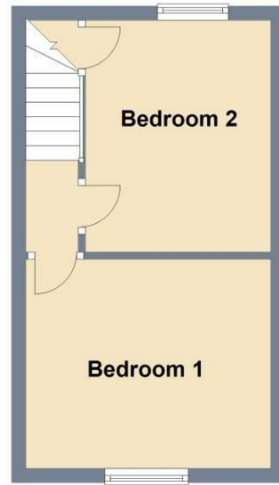




**Ground Floor**  
Approx. 36.9 sq. metres (396.7 sq. feet)



**First Floor**  
Approx. 22.6 sq. metres (243.6 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our 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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