

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.

#### **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**

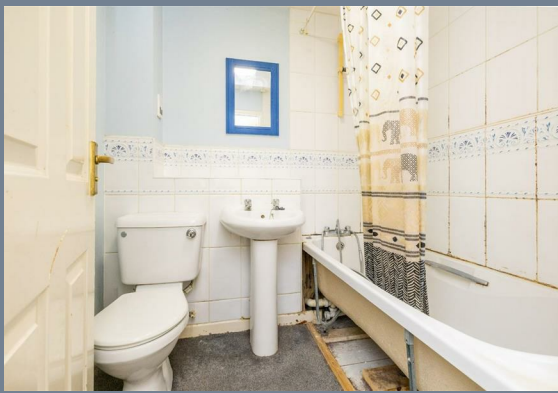
#### **Rear Garden**

40' (12.19m)

#### **Allocated Parking to Front**

#### **Tenure - Freehold**

#### **Council Tax - Band C**



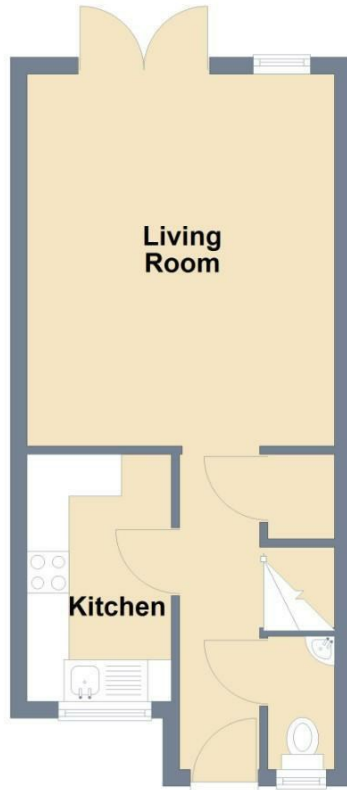






### Ground Floor

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

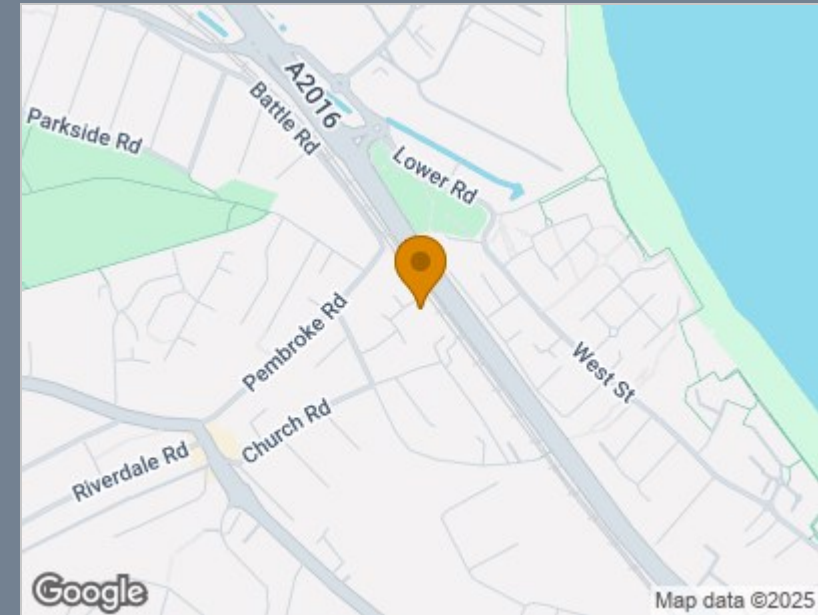


### First Floor

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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