



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

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)

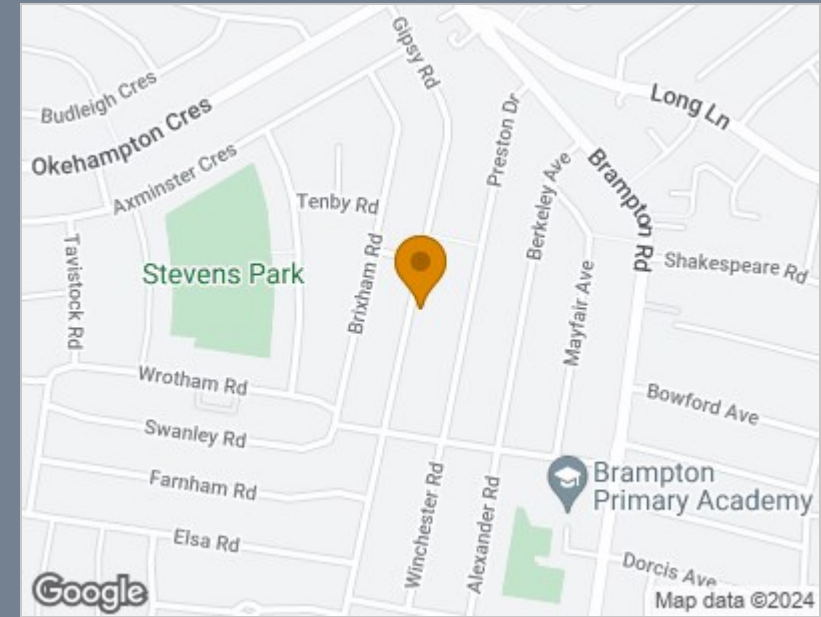


First Floor

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.

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