

Lower Church Hill, Greenhithe, DA9 9BJ  
Guide price £230,000 Freehold



The Homes Group are delighted to offer to the market this two bedroom Victorian style semi-detached house located within close proximity of Stone Crossing station and is offered with no forward chain.

The accommodation comprises of a 20'1 x 11' living room, 14'6 x 8'1 kitchen and ground floor bathroom with two bedrooms on the first floor plus a garden to the rear.

### **Living Room**

20'1 x 11' (6.12m x 3.35m)

### **Kitchen**

14'6 x 8'1 narrowing to 4'8 (4.42m x 2.46m narrowing to 1.42m)

### **Lobby**

### **Ground Floor Bathroom**

7'1 x 5'8 (2.16m x 1.73m)

### **Landing**

### **Bedroom One**

12'4 x 8' (3.76m x 2.44m)

### **Bedroom Two**

11' x 7'4 (3.35m x 2.24m)

### **Rear Garden**

### **Tenure - Freehold**

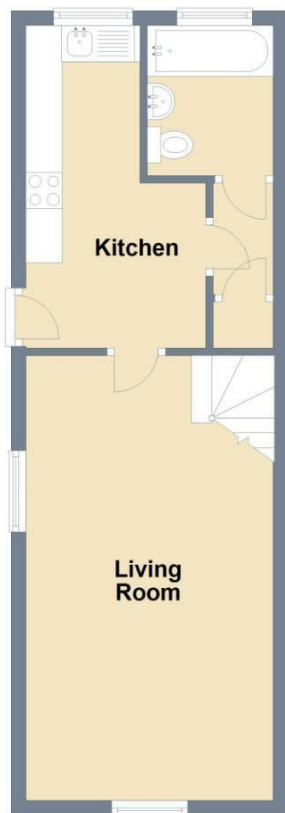
### **Council Tax - Band B**





### Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)

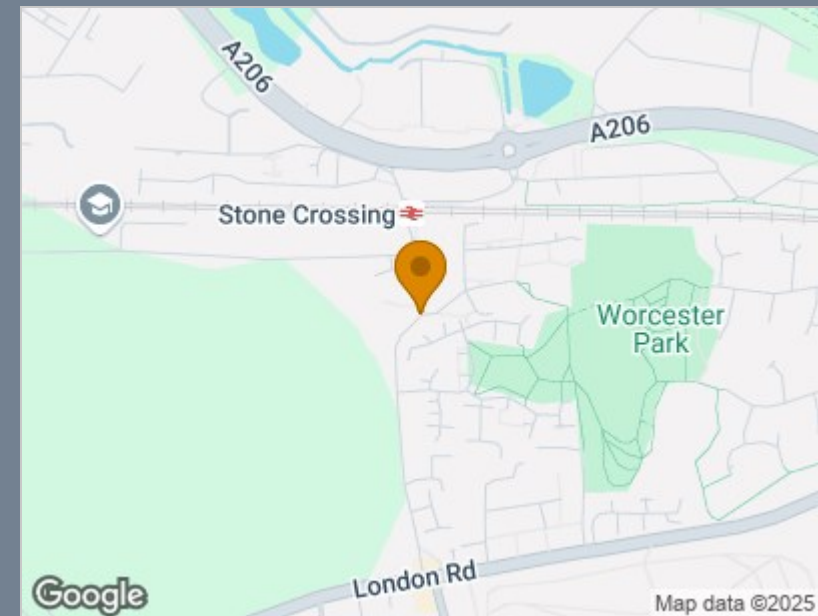


### First Floor

Approx. 20.7 sq. metres (222.6 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>64</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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