



Price
£300,000

Freehold

2x  1x  1x 

**Mill Road, Erith, Kent,
DA8**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Two large bedrooms with high ceilings
- Being sold chain free
- Perfect for investors or first time buyers
- Walking distance of transport links to local stations
- Convenient for handy amenities

Accommodation

GROUND FLOOR

Entrance Hallway

Dining room: 12'5 x 10'4 (3.79m x 3.15m)

Lounge: 14'10 x 10'9 (4.52m x 3.28m)

Kitchen: 9'7 x 7'8 (2.92m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1: 14'2 x 12'5 (4.32m x 3.79m)

Bedroom 2: 15'1 x 10'10 (4.60m x 3.30m)

Bathroom

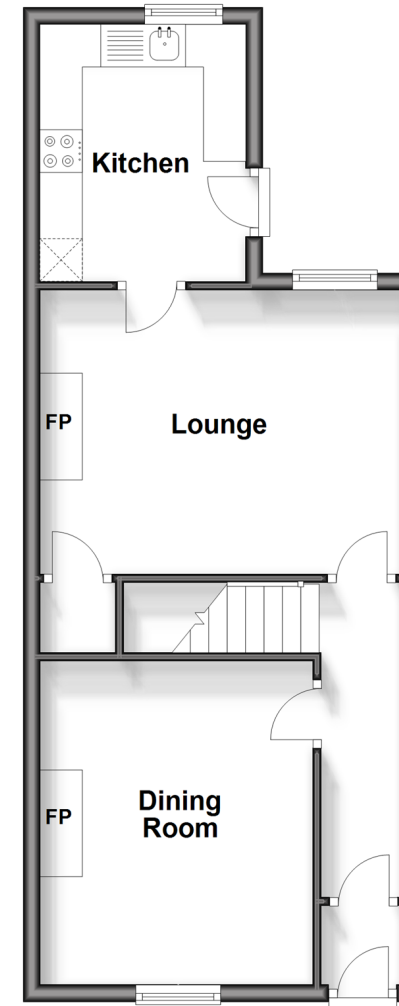
OUTSIDE

Garden to Rear

Shed

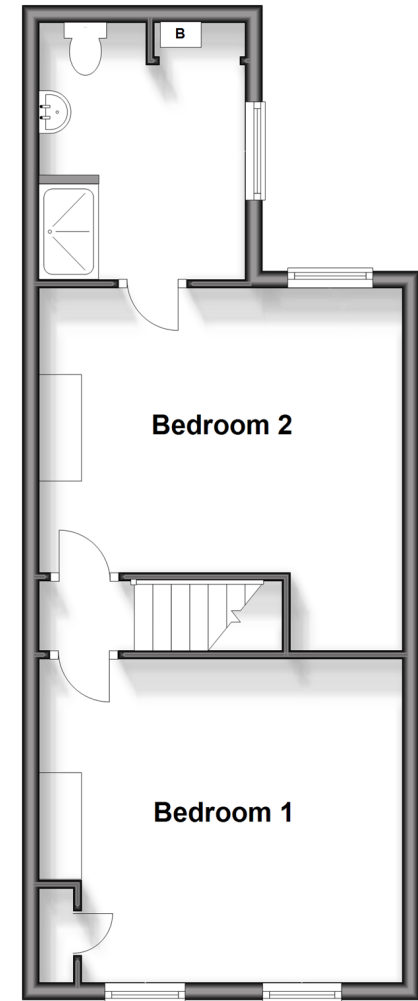
Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Call Barnehurst - 01322 335525 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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