

## Birling Road, , Erith, Kent, DA8 3JF

- Chain free
- Spacious accomodation
- First floor bathroom & ground floor WC
- Good size rear garden
- Floor Area: 918 sq ft
- In need of complete refurbishment
- Three good size bedrooms
- Two reception rooms
- Call Hunters to view
- EPC Rating: D

**Asking Price £380,000**



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## DESCRIPTION

Nestled on Birling Road in Erith, this charming semi-detached house offers a fantastic opportunity for those looking to create their dream home. With two reception rooms and three generously sized bedrooms, this property provides ample space for comfortable living.

Although in need of complete refurbishment, this chain-free home presents a blank canvas for you to unleash your creativity and design a space tailored to your taste. The first-floor bathroom and ground floor WC add convenience to this property, catering to the needs of modern living.

The ground floor features two reception rooms and a kitchen, offering a versatile layout that can be adapted to suit your lifestyle. Outside, you'll find off-road parking for two vehicles, a rear garden perfect for relaxing or entertaining, and side access for added convenience.

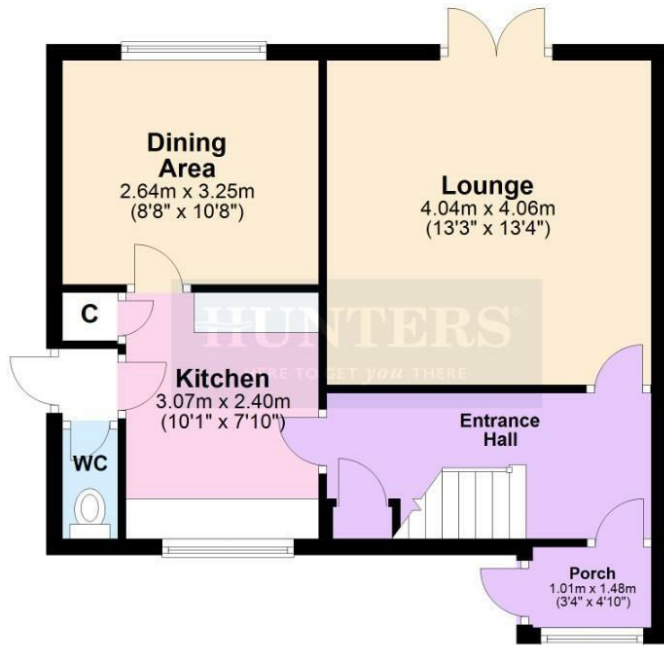
Don't miss out on the opportunity to transform this property into your ideal home. Contact Hunters today to arrange a viewing and unlock the potential of this wonderful property on Birling Road.





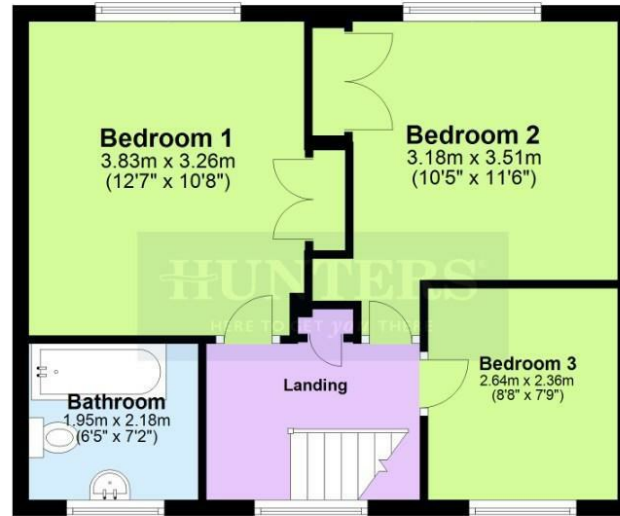
### Ground Floor

Approx. 43.4 sq. metres (467.7 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 85.4 sq. metres (918.9 sq. feet)

#### Viewings

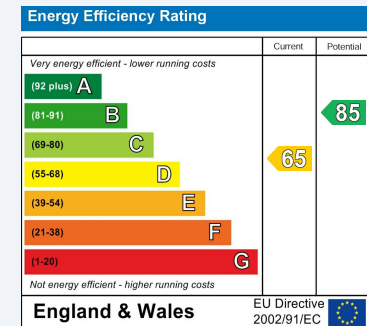
Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

