



Mill Road, Erith

Welcome to this charming end terrace house located on Mill Road in Erith. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two good size bedrooms, there is ample space for a small family or guests to stay over.

Situated just a stone's throw away from the heath, this home offers a tranquil escape from the hustle and bustle of everyday life. The location also provides excellent transport links, making it convenient for commuting to work or exploring the surrounding areas.

One of the standout features of this property is the potential for off-road parking to the rear, ensuring that you never have to worry about finding a parking space after a long day out. Additionally, having two separate reception rooms allows for versatility in how you choose to utilise the space, whether it be a formal dining area or a cosy reading nook.

The property is in need of modernisation and perfect for all those DIY enthusiasts. Being a blank canvas its ideal for anyone wanting to add their own mark to the property.



Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

## Offers Around £320,000

- No chain
- End of terrace
- Potential for ORP to rear
- Ideal for DIY enthusiast
- Council Tax C
- Two double bedrooms
- Two separate reception rooms
- Garden
- A must view
- EPC tbc





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.