



St. Vincents Road, Dartford, DA1 1UX
Guide price £350,000 Freehold

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The Homes Group are delighted to offer to the market this refurbished, three bedroom, two reception room Victorian style house which is located within 3/4 of a mile of Dartford Station and is offered with no forward chain. The accommodation comprises of an enclosed entrance, a 12'5 x 11'6 into bay living room, a 12'5 x 10'9 dining room, a re-fitted 10'1 x 8'4 kitchen, a utility space and a ground floor bathroom. On the first floor there are three bedrooms measuring 12'5 x 10', 10'1 x 8'4 and 10'9 x 7' respectively. There is also a 100' garden to the rear.

Enclosed Entrance

Living Room

12'5 x 11'6 into bay (3.78m x 3.51m into bay)

Dining Room

12'5 x 10'9 (3.78m x 3.28m)

Kitchen

10'1 x 8'4 (3.07m x 2.54m)

Utility Area

5'3 x 3'3 (1.60m x 0.99m)

Ground Floor Bathroom

7'10 x 5'3 (2.39m x 1.60m)

Landing

Bedroom One

12'5 x 10' (3.78m x 3.05m)

Bedroom Two

10'1 x 8'4 (3.07m x 2.54m)

Bedroom Three

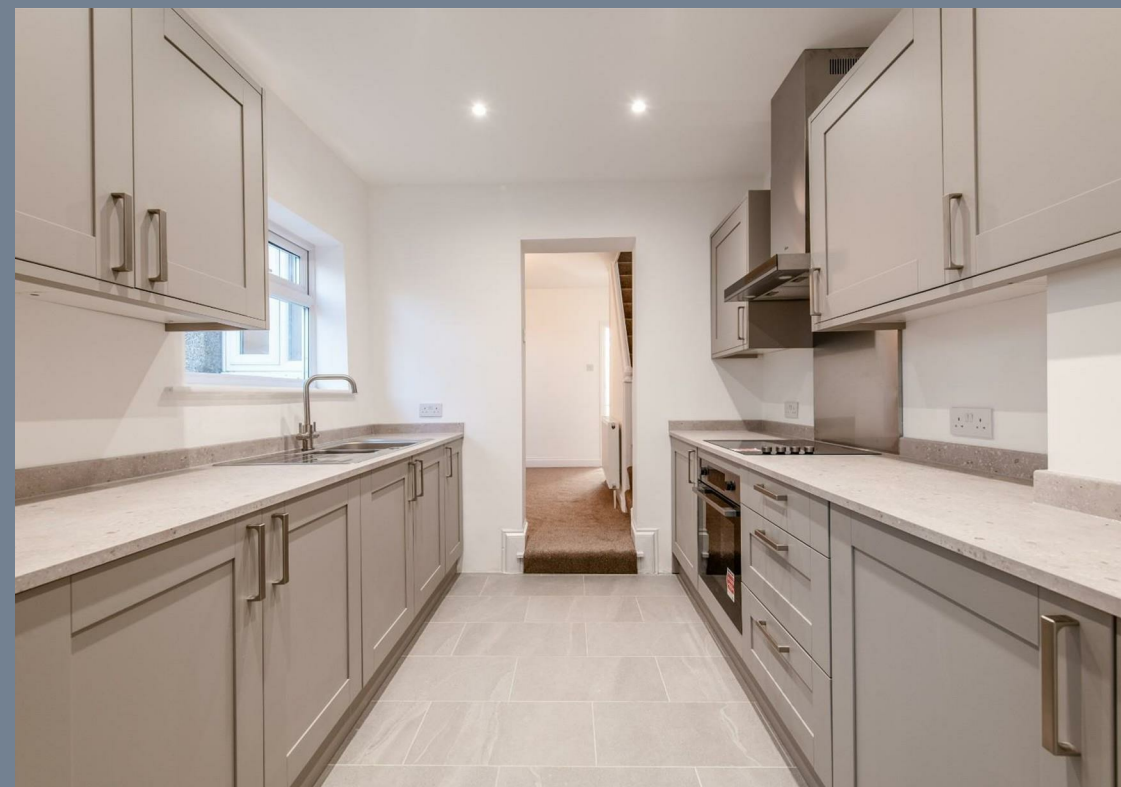
10'9 x 7' (3.28m x 2.13m)

Rear Garden

100' (30.48m)

Tenure - Freehold

Council Tax - Band C





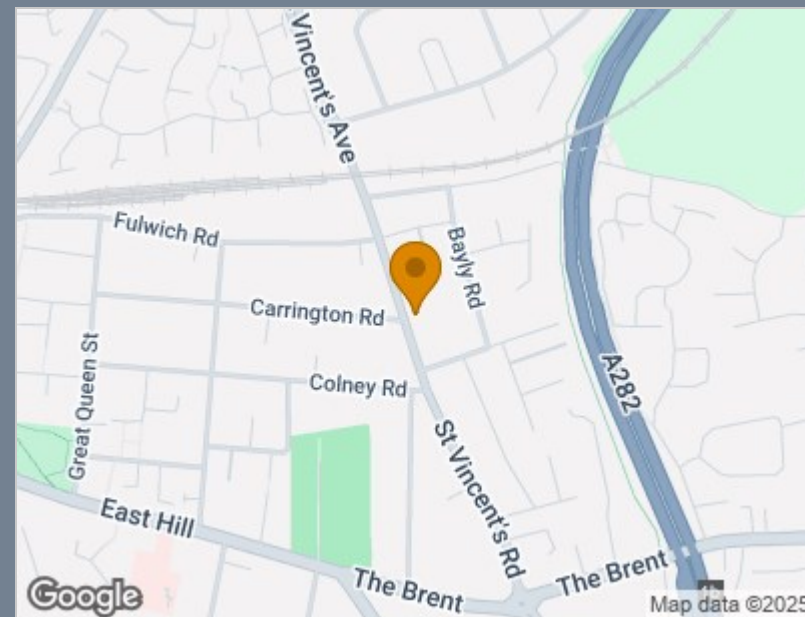
Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (759.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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