



Stanhope Road, Swanscombe, DA10 0AS  
Guide price £260,000 - £275,000 Freehold

Guide Price £260,000 - £275,000. The Homes Group are delighted to offer to the market this two bedroom Victorian style terraced house that is offered with no forward chain and is situated within 0.3 miles of Swanscombe station and 0.9 miles of the High Speed trains at Ebbsfleet international Station.

On the ground floor is the living room, kitchen and bathroom. Upstairs are the two bedrooms and to the rear is the 40' garden.

### **Living Room**

11'1 x 9'7 (3.38m x 2.92m)

### **Kitchen/Diner**

11'1 x 9'2 (3.38m x 2.79m)

### **Lobby**

### **Ground Floor Bathroom**

8'4 x 6'1 (2.54m x 1.85m)

### **Landing**

### **Bedroom One**

11'1 x 9'8 (3.38m x 2.95m)

### **Bedroom Two**

11'2 x 9'1 (3.40m x 2.77m)

### **Rear Garden**

40' (12.19m)

### **Tenure - Freehold**

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





### Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)

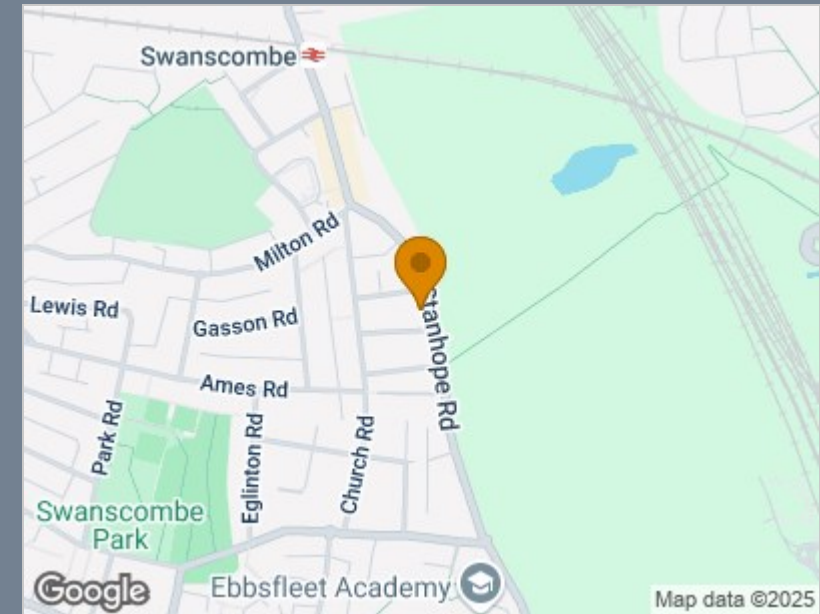


### First Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 52.4 sq. metres (563.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 88        |
| (69-80) C                                   | 69                      |           |
| (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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