



Gloucester Road, Dartford, DA1 3DJ
Guide price £300,000 - £325,000 Freehold

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Guide Price £300,000 - £325,000 The Homes Group are delighted to offer to the market this CHAIN FREE two double bedroom Victorian style house situated on a popular road in West Dartford located within close proximity of the Dartford Grammar Schools as well as West Hill and Wentworth primary schools.

The accommodation comprises of an entrance hall, 12'7 x 10'7 living room, a 14'2 x 10' dining room and kitchen on the ground floor. On the first floor there are two bedrooms measuring 14'2 x 10'1 and 11' x 7'10 respectively plus the bathroom. To the rear is a 50' garden.

Entrance Hall

Living Room

12'6 x 10'7 (3.81m x 3.23m)

Dining Room

14'2 x 10' (4.32m x 3.05m)

Kitchen

8' x 5'10 (2.44m x 1.78m)

Landing

Bedroom One

14'1 x 10'1 (4.29m x 3.07m)

Bedroom Two

11' x 7'10 (3.35m x 2.39m)

Bathroom

6'10 x 5'9 (2.08m x 1.75m)

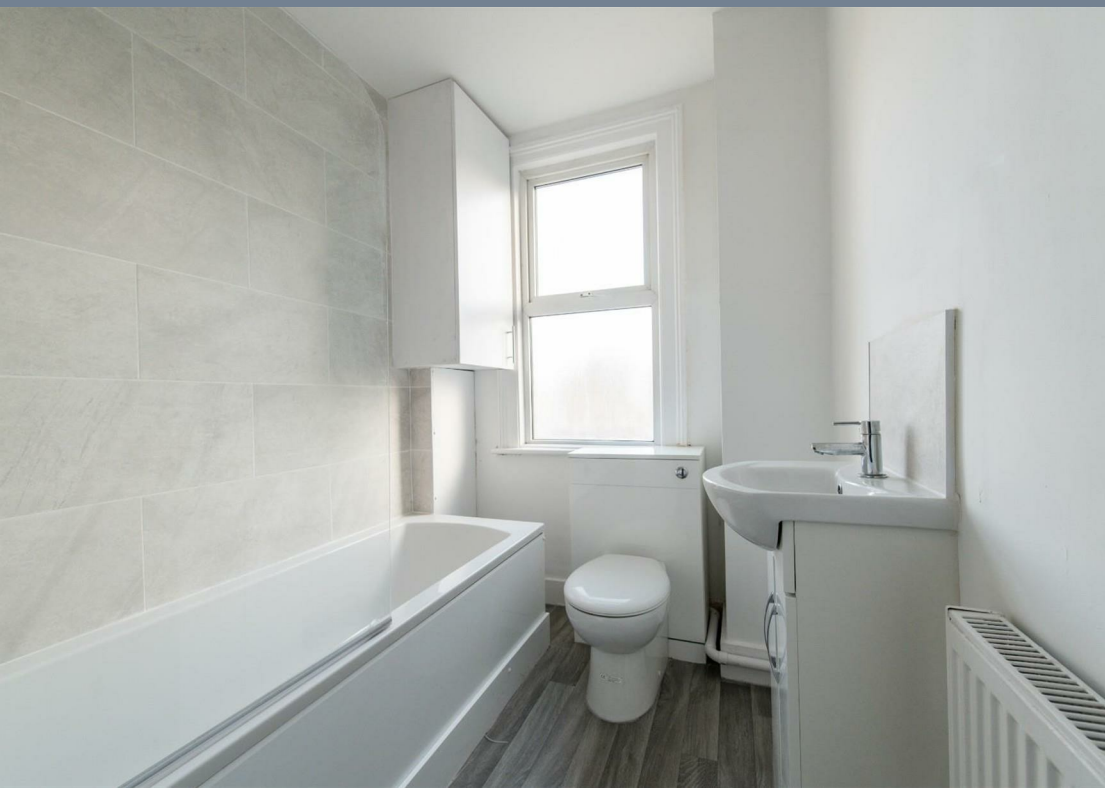
Rear Garden

50' (15.24m)

Tenure - Freehold

Council Tax Band - C





Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)

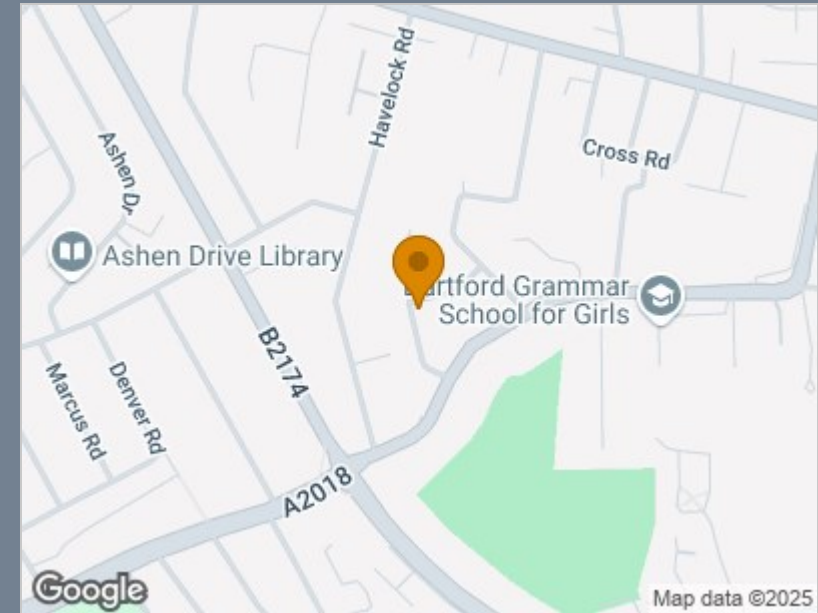


First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		60
(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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