

Carlisle Road, Dartford, DA1 1XL  
Guide price £300,000 Freehold

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The Homes Group are delighted to present to the market this well presented two bedroom victorian style terraced house which benefits from a 24'6 x 11'1 living room, a 10'3 x 7'1 modern fitted kitchen, a modern first floor bathroom and is offered with no forward chain.

**Living Room**

24'6 x 11'1 (7.47m x 3.38m)

**Kitchen**

10'3 x 7' (3.12m x 2.13m)

**Landing**

11'7 x 5'4 (3.53m x 1.63m)

**Bedroom One**

11'1 x 10'3 (3.38m x 3.12m)

**Bedroom Two**

10'3 x 7'1 (3.12m x 2.16m)

**First Floor Bathroom**

11'5 x 5'4 (3.48m x 1.63m)

**Rear Garden**

30' (9.14m)

**Tenure - Freehold**

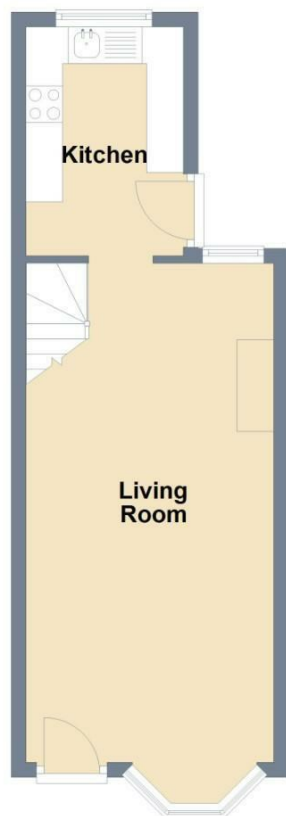
**Council Tax - Band C**







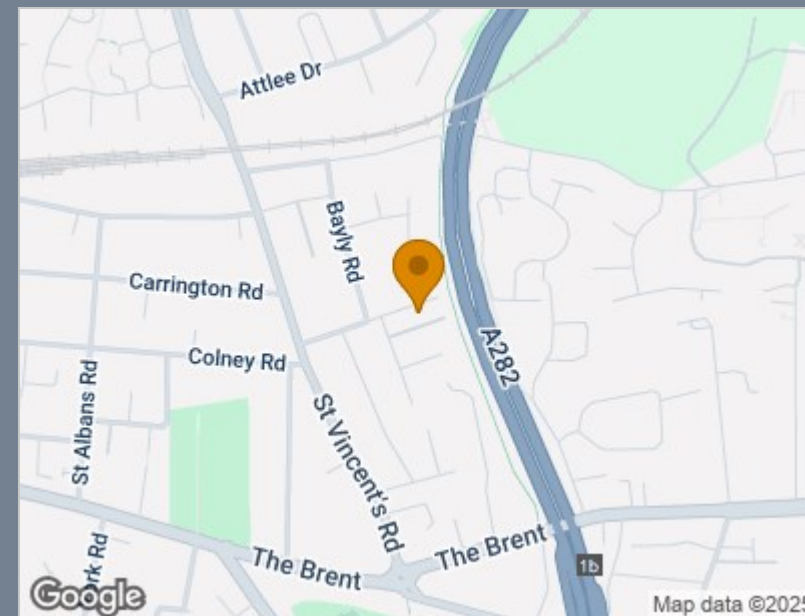
**Ground Floor**  
Approx. 30.0 sq. metres (322.9 sq. feet)




**First Floor**  
Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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 	

## 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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