



Francis Road, Dartford, DA1 5AR
Guide price £325,000 Freehold



The Homes Group are delighted to present to the market this chain free three bedroom house located within a short walk of Dartford Station & Town Centre. The accommodation comprises of an entrance porch, hall, a 24' x 11'6" living room which is open to the 7'9" x 6'6" kitchen with two double bedrooms, single third and bathroom on the first floor. Externally is a 30' garden to the rear.

Enclosed Porch

Entrance Hall

Living Room

24' x 11'6" (7.32m x 3.51m)

Kitchen

7'9" x 6'6" (2.36m x 1.98m)

Landing

Bedroom One

13' x 9'8" (3.96m x 2.95m)

Bedroom Two

11' x 8'1" to wardrobes (3.35m x 2.46m to wardrobes)

Bedroom Three

8' x 6'3" (2.44m x 1.91m)

Bathroom

Rear Garden

30' (9.14m)

Tenure - Freehold

Council Tax Band - C





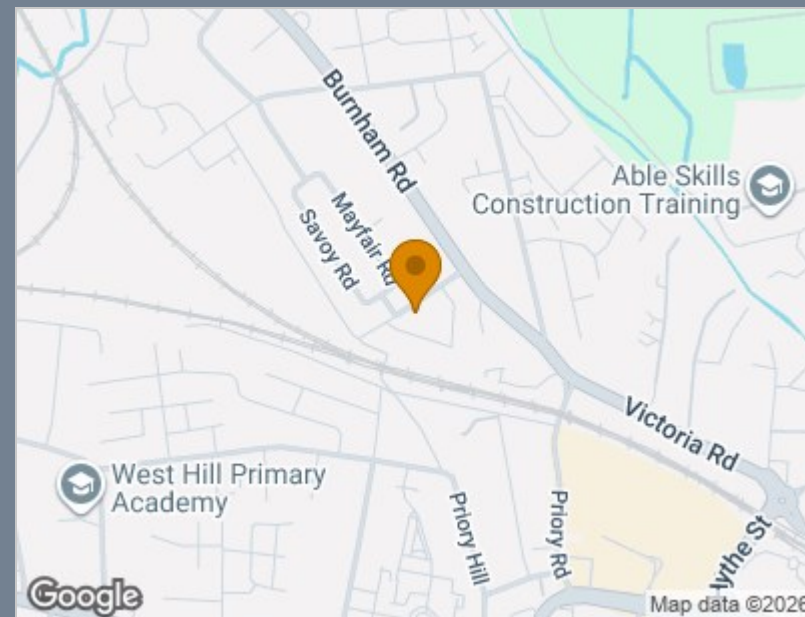
Ground Floor



First Floor



Total area: approx. 70.9 sq. metres (762.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.