



Ames Road, Swanscombe, DA10 0HU
Asking price £350,000 Freehold

The Homes Group are delighted to present to the market this three bedroom end of terrace house offered to the market with no chain. Located within walking distance of the local High Street, public transport and a variety of education facilities, we believe this would make the perfect family home. The accommodation has been expanded over the years with the home now benefitting from a 20' kitchen, conservatory and an array of outbuildings in the rear garden. There is also a garage to the rear.

Entrance Porch

Entrance Hall

Living Room

12'11 x 10'1 (3.94m x 3.07m)

Dining Room

11'8 x 10'11 (3.56m x 3.33m)

Kitchen

20'6 x 6'5 widening to 6'10 (6.25m x 1.96m widening to 2.08m)

Conservatory

9'5 x 7'9 (2.87m x 2.36m)

Landing

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)

Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

Bedroom Three

7'8 x 7'6 (2.34m x 2.29m)

Bathroom

7'9 x 4'11 (2.36m x 1.50m)

Garden

Garage

Tenure: Freehold

Council Tax: Band B





Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)

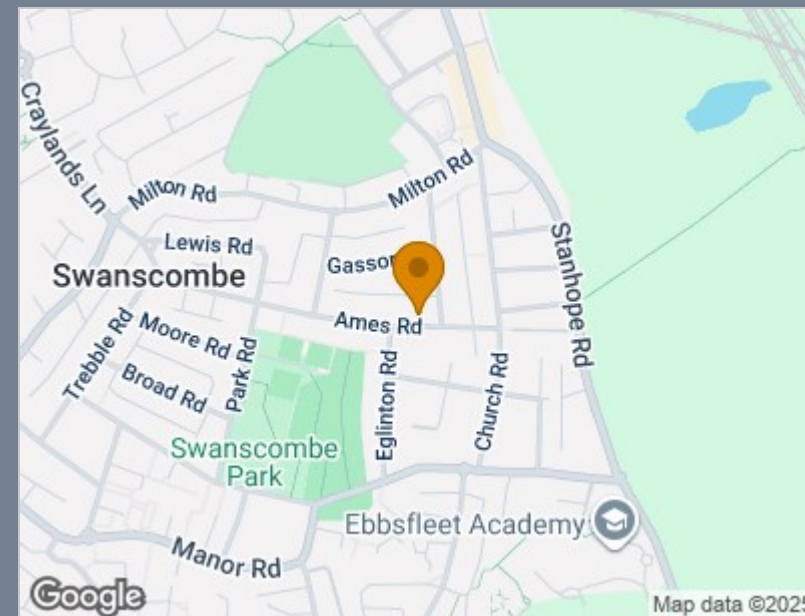


First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(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.