



Trevithick Drive, Dartford, DA1 5JH

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 two double bedroom, two reception room house located in Dartford which is being offered with no forward chain.

The property is located within a 15 minute walk of Dartford Town Centre and Dartford train station (0.7miles) and is close to local schools and shops plus the FastTrack bus routes.

The accommodation comprises of a living room, a separate dining room, a 9'3 x 9'2 kitchen, a 12'7 x 7'6 conservatory, a first floor shower room, a 15'10 x 10'9 main bedroom and an 11'10 x 10'1 second bedroom. the 50' rear garden has a wooden shed and a 10' x 6'5 brick build shed plus an outside WC.

Entrance Porch

Hallway

Living Room

12' x 11'9 (3.66m x 3.58m)

Dining Room

9'3 x 8'4 (2.82m x 2.54m)

Kitchen

9'3 x 9'2 (2.82m x 2.79m)

Conservatory

12'7 x 7'6 (3.84m x 2.29m)

Landing

Bedroom One

15'10 to wardrobes x 10'9 (4.83m to wardrobes x 3.28m)

Bedroom Two

11'10 x 10'1 (3.61m x 3.07m)

Shower Room

7'8 x 5'4 (2.34m x 1.63m)

Rear Garden

50' (15.24m)

Tenure - Freehold

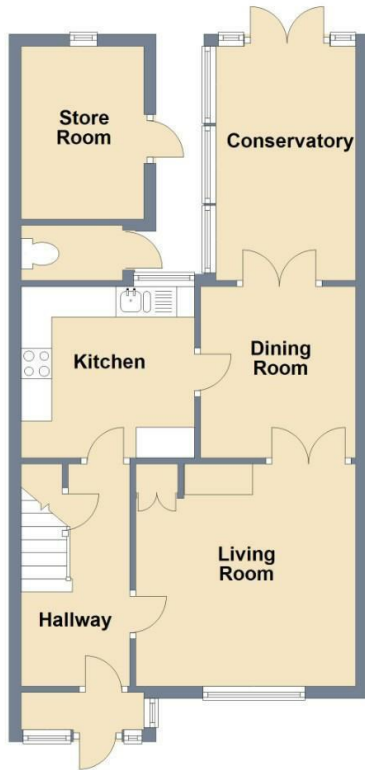
Council Tax - Band C





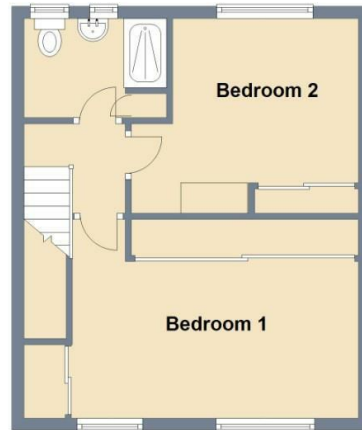
Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)

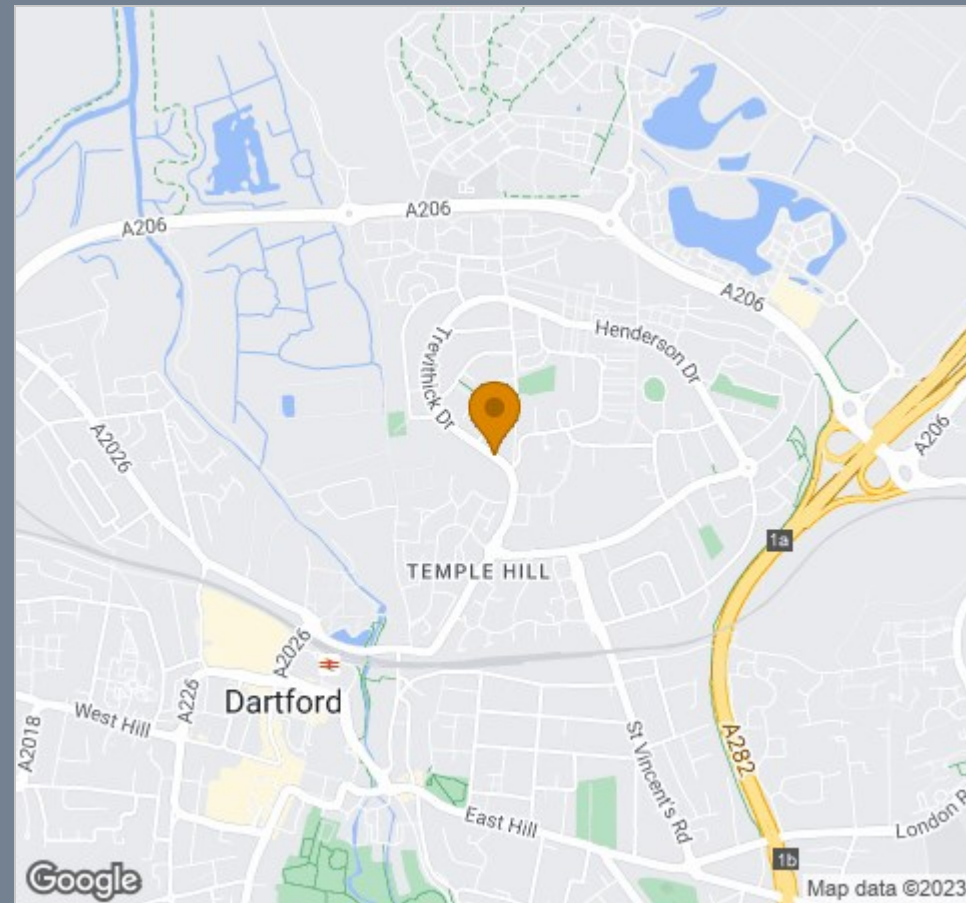


First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

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