



THE  
HOMES  
GROUP



Milton Road, Swanscombe, DA10 0NA

Guide price £300,000 - £350,000 Freehold 931.20 sq ft



Guide Price £300,000 - £325,000. The Homes Group are delighted to present this three double bedroom, two separate reception room Victorian style house which is conveniently located for both Swanscombe and Ebbsfleet (High Speed) train stations plus bus routes to Bluewater, local shops, schools and other amenities.

Please note the property is currently tenanted however the house can be purchased to live in, we understand that the current tenancy is subject to three month notice period.

For applicants who are buy to let investors and landlords, the current rent payable to the owners is £1425 per calendar month. (£17,100 per year)

#### Entrance Hall

#### Living Room

11'1 x 10'9 (3.38m x 3.28m)

#### Dining Room

11'10 x 11'1 (3.61m x 3.38m)

#### Kitchen

12'8 x 6'10 (3.86m x 2.08m)

#### Utility Area

6'3 x 4'8 (1.91m x 1.42m)

#### Ground Floor Bathroom

8'8 x 6'8 (2.64m x 2.03m)

#### Landing

11'6 x 5'2 (3.51m x 1.57m)

#### Bedroom One

14'4 x 11'6 (4.37m x 3.51m)

#### Bedroom Two

11'6 x 8'8 (3.51m x 2.64m)

#### Bedroom Three

14'9 x 6'8 (4.50m x 2.03m)

#### Garden

45' (13.72m)

#### Tenure - Freehold

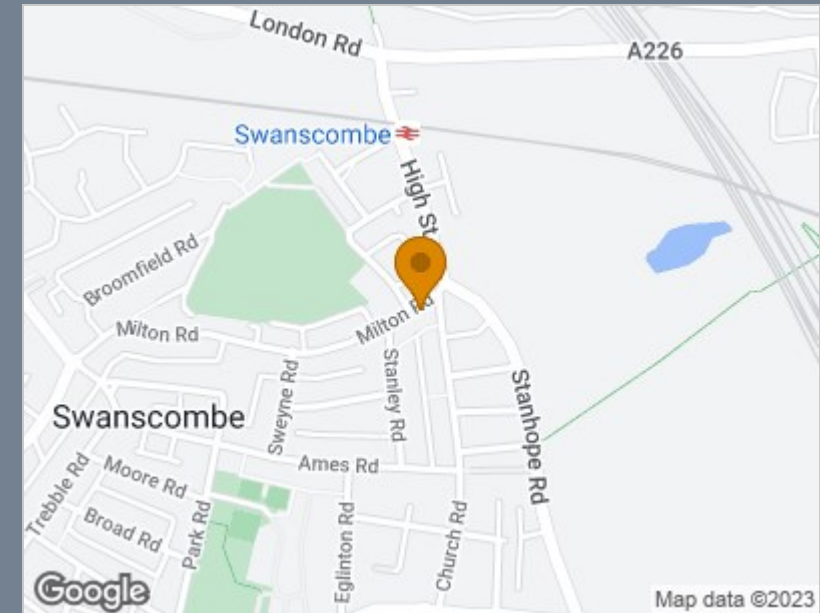
#### Council Tax - Band C







Total area: approx. 86.5 sq. metres (931.2 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>67</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<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group 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.