



Milton Street, Swanscombe, DA10 0DQ  
Guide price £280,000 - £300,000 Freehold



The Homes Group are delighted to present this two/three bedroom, two reception room Victorian style house which is conveniently located for Swanscombe and Ebbsfleet (High Speed) train stations plus bus routes to Bluewater, local shops, schools and other amenities.

The accommodation comprises of an entrance hall with a living room and separate dining room and kitchen on the ground floor. Upstairs there a two bedrooms plus a third bedroom / study which you walk through to access the bathroom. There is a garden to the rear and the property is offered with no forward chain.

#### Entrance Hall

#### Living Room

11'9 x 10'8 (3.58m x 3.25m)

#### Dining Room

11'7 x 11'2 (3.53m x 3.40m)

#### Kitchen

12'5 x 8' (3.78m x 2.44m)

#### Landing

#### Bedroom One

14'1 x 11'9 (4.29m x 3.58m)

#### Bedroom Two

11'8 x 8'9 (3.56m x 2.67m)

#### Bedroom Three/Study

8'3 x 6'8 (2.51m x 2.03m)

#### Bathroom

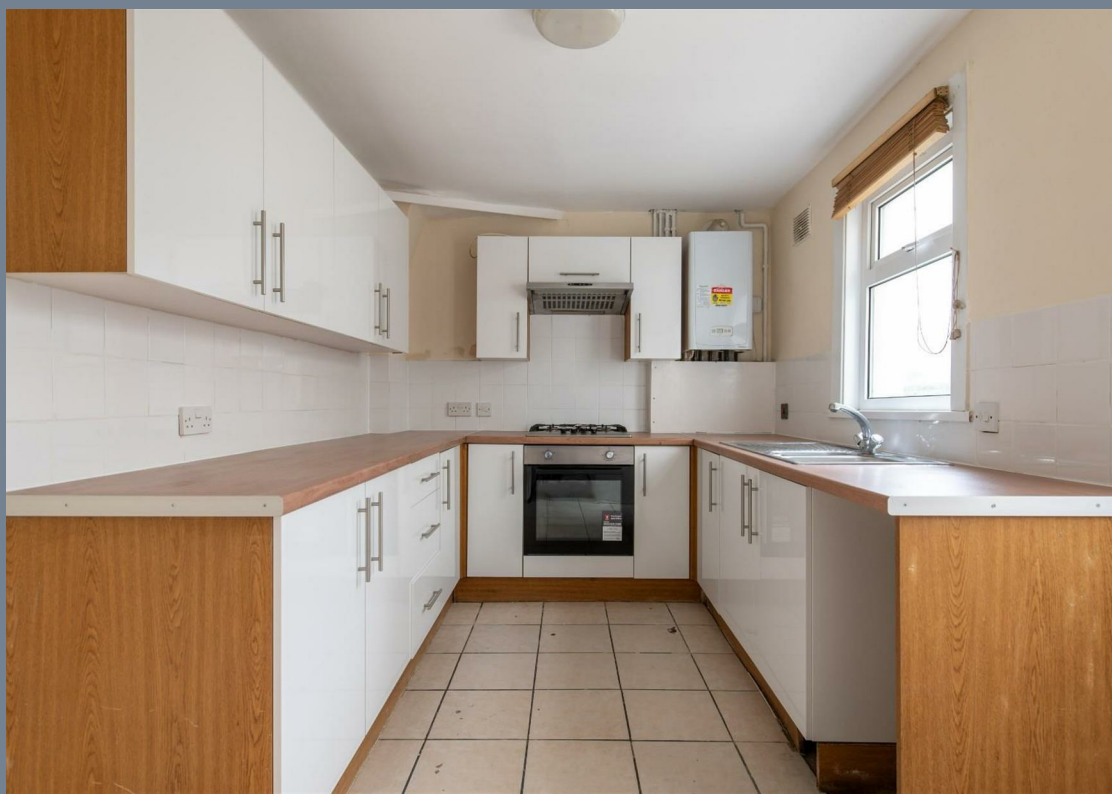
8' x 5'6 (2.44m x 1.68m)

#### Rear Garden

45' (13.72m)

Tenure - Freehold

Council Tax - Band B





### Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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