



High Street, Swanscombe, DA10 0AQ  
Offers in excess of £270,000 - £300,000 Freehold

 3  1  2  E



The Homes Group are delighted to offer to the market this chain free, recently redecorated and re-carpeted, three bedroom Victorian style terraced house with two separate reception rooms, off road parking to rear situated within close proximity of both Ebbsfleet and Swanscombe stations.

The accommodation comprises of a living room, dining room, a recently fitted kitchen, ground floor bathroom and three separate bedrooms on the first floor. There is a garden to the rear with pedestrian access to the off road parking space at the back of the garden.

#### **Living Room**

12'1 x 11'6 (3.68m x 3.51m)

#### **Dining Room**

12'1 x 9'8 (3.68m x 2.95m)

#### **Kitchen**

14'5 x 6' (4.39m x 1.83m)

#### **Ground Floor Bathroom**

#### **Landing**

#### **Bedroom One**

12'1 x 11'6 (3.68m x 3.51m)

#### **Bedroom Two**

9'8 x 9' (2.95m x 2.74m)

#### **Bedroom Three**

7'9 x 6' (2.36m x 1.83m)

#### **Rear Garden**

#### **Off Road Parking to Rear**

#### **Tenure - Freehold**

#### **Council Tax - Band B**









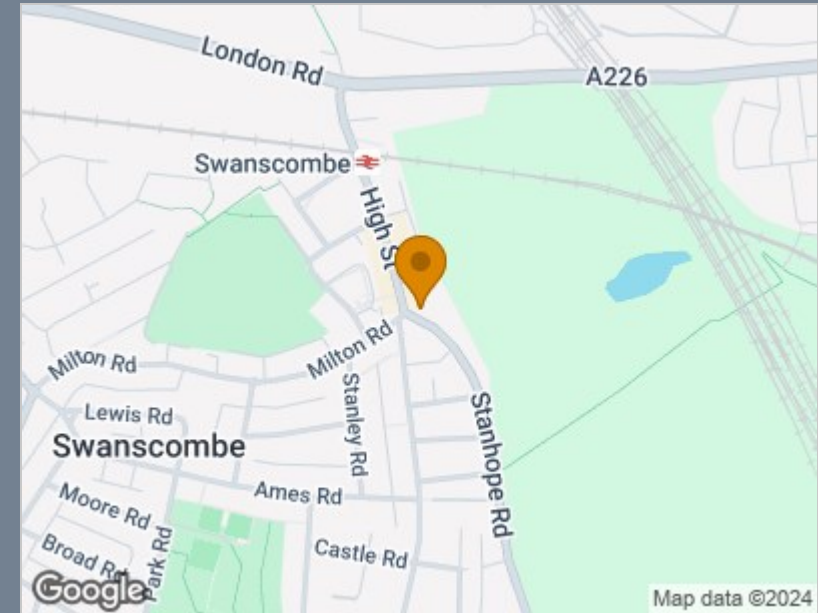
**Ground Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>47</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 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.