



Phoenix Place, Dartford, DA1 2XQ  
Guide price £300,000 Freehold

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Guide Price £300,000 - £325,000. Situated in a close located on the outskirts of Dartford Town Centre is this two double bedroom mid-terraced property which benefits from off street parking, a conservatory and is offered with no forward chain.

The enclosed porch to the front leads into the hallway which has access to the kitchen/diner to the front of the property and the living room to the rear. Stairs to the first floor are in the living room plus there are patio doors leading into the conservatory at the rear.

There are two double bedrooms on the first floor, the wet room with shower and a separate WC. There are also storage cupboards on the landing and wardrobes in the bedrooms.

To the rear is a patio garden with garden shed and the front garden provides off road parking for one car.

The property is conveniently located for Dartford Town Centre shops, buses, train station and Dartford Park a number of primary and secondary schools including the Dartford Grammar Schools.



### Enclosed Porch

#### Entrance Hall

14'6 x 3'1 (4.42m x 0.94m)

#### Kitchen/Diner

16'8 x 8'2 (5.08m x 2.49m)

#### Living Room

18'4 x 11'7 (5.59m x 3.53m)

#### Conservatory

11'1 x 9'9 (3.38m x 2.97m)

#### Landing

#### Bedroom One

12'5 x 11'7 (3.78m x 3.53m)

#### Bedroom Two

11'7 x 10'7 (3.53m x 3.23m)

#### Wet Room

6' x 5'5 (1.83m x 1.65m)

#### Separate WC

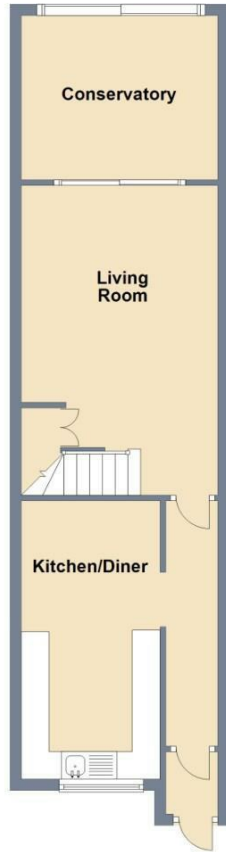
#### Garden

#### Front Garden





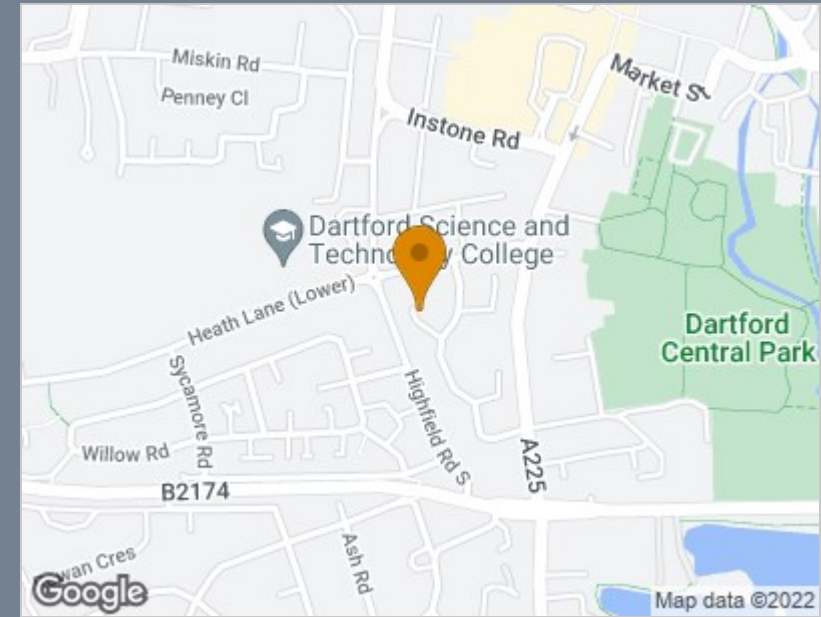
**Ground Floor**  
Approx. 49.2 sq. metres (529.4 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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 2002/91/EC	

## Viewing

Please contact our 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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