



Invicta Road, Dartford, DA2 6AZ
Guide price £300,000 Freehold

Guide Price £300,000 - £325,000. A two bedroom Victorian style terraced house with a 14'6 x 12' living room, an 11' x 8'9 fitted kitchen, a ground floor bathroom with walk in shower and jacuzzi bath, plus a 95' rear garden.

There is an enclosed porch to the front that leads into the living room, from the living room is an inner hallway that provides access to the kitchen which has a range style cooker, the ground floor bathroom that features a jacuzzi bath and walk in shower and has access to the long garden to the rear.

On the first floor there are the two bedrooms, the main double bedroom at the front and the smaller bedroom to the rear. There is also a fixed staircase to two additional rooms with double glazed sky lights located in the loft.

This ideal first time buy or rental investment in conveniently situated for local shops and is a couple of minutes drive from Bluewater and the M25 motorway. The newly built Stone Lodge secondary school plus The Brent and Gateway primary schools are all within a 5 minute walk of the house too.



Enclosed Porch

Living Room

14'6 x 12' (4.42m x 3.66m)

Inner Hallway

Kitchen

11' x 8'9 (3.35m x 2.67m)

Ground Floor Bathroom

8'4 x 6'7 (2.54m x 2.01m)

Landing

Bedroom One

12' x 11' (3.66m x 3.35m)

Bedroom Two

12' x 7'6 (3.66m x 2.29m)

Loft Room

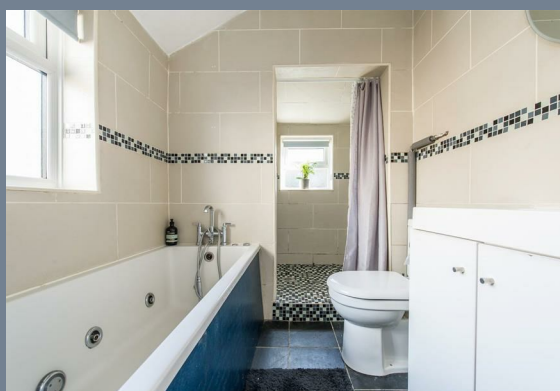
10'7 x 4'10 (3.23m x 1.47m)

Loft Shower Room

8'1 x 4'8 (2.46m x 1.42m)

Rear Garden

95' (28.96m)





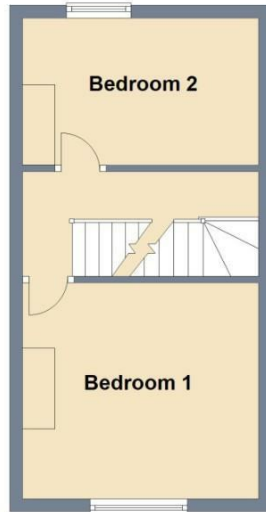
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



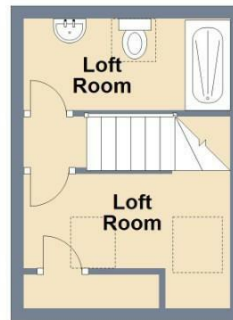
First Floor

Approx. 27.3 sq. metres (293.7 sq. feet)

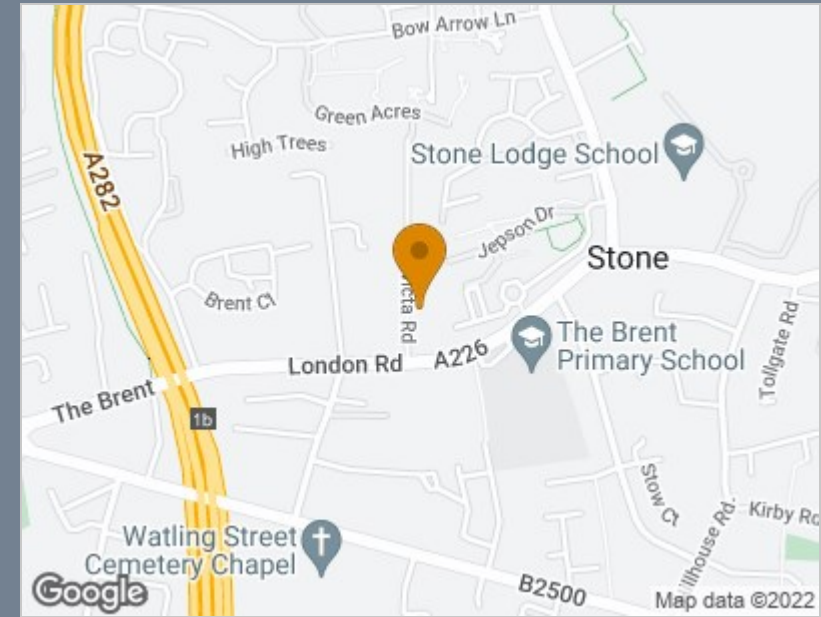


Second Floor

Approx. 14.4 sq. metres (154.9 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	66		
(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	

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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