



High Street, Swanscombe, DA10 0AQ  
Guide price £300,000 Freehold

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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**





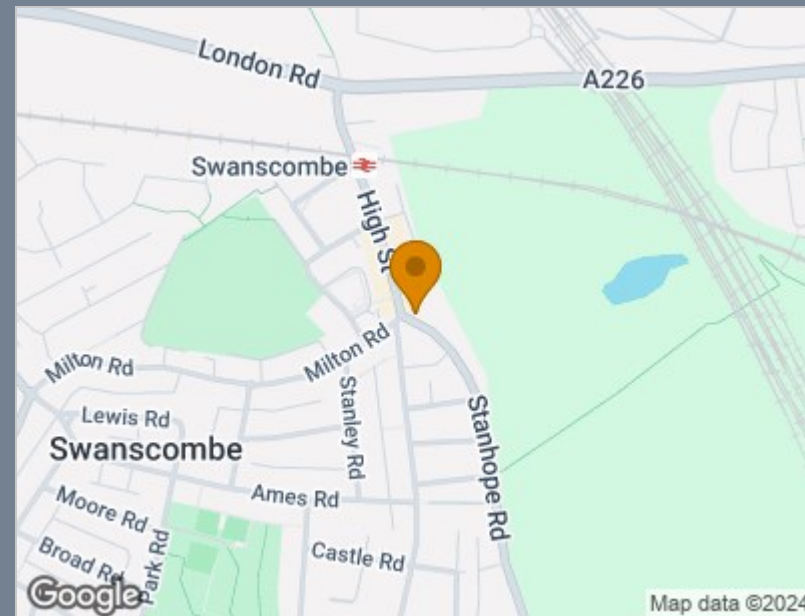
**Ground Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



**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>			
(81-91) <b>B</b>			<b>85</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.

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