



Invicta Road, Dartford, DA2 6AY  
Guide price £325,000 Freehold



The Homes Group are delighted to present to the market this well presented two double bedroom end of terrace house with parking for two cars and a good-sized garden. The home is ideally located for a variety of local amenities (shops, education facilities & public transport) with Bluewater, Dartford Town Centre & Station (Oyster) just a short drive away.

Accommodation includes living & dining rooms, kitchen, lobby, ground floor bathroom and two double bedrooms. Externally the home benefits from a wider than average plot offering parking for two cars.

### Living Room

11'11 x 10'11 (3.63m x 3.33m)

### Dining Room

11'11 x 10'11 (3.63m x 3.33m)

### Kitchen

9'11 x 6 (3.02m x 1.83m)

### Lobby

### Bathroom

### Landing

### Bedroom One

12' x 10'11 (3.66m x 3.33m)

### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

### Garden

### Parking

Tenure: Freehold

Council Tax: Band B









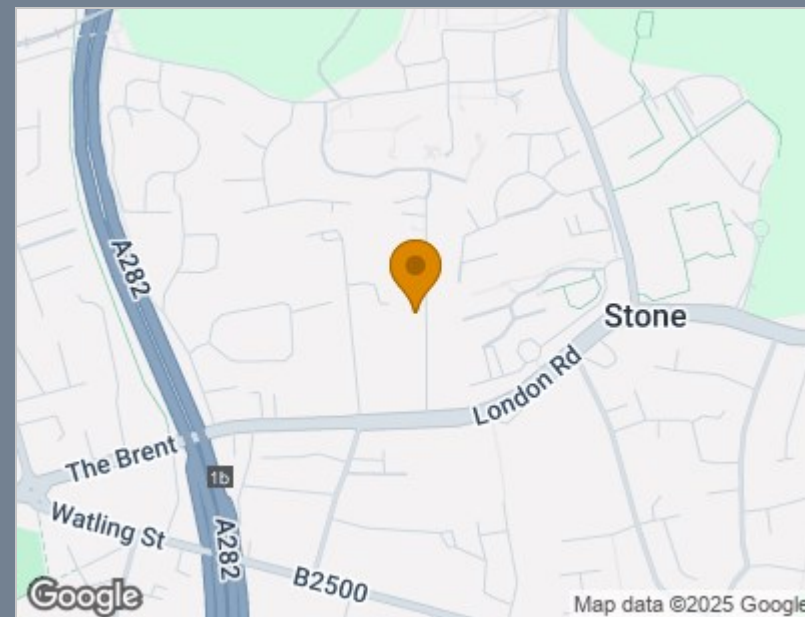
Ground Floor



First Floor



Total area: approx. 60.0 sq. metres (646.2 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 86        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 60                         |           |
| (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<br>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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