



THE  
HOMES  
GROUP



Milton Road, Swanscombe, DA10 0LY

Guide price £300,000 - £325,000 Freehold





Guide Price £300,000 - £325,000. The Homes Group are delighted to present this three bedroom Victorian style mid-terrace property with a garage to rear situated within close proximity of Swanscombe Station in Swanscombe.

The accommodation comprises of a 24'6 x 11'5 living room, a 9'10 x 6' kitchen and a 10'7 x 5'7 bathroom on the ground floor.

On the first floor there are three separate bedrooms measuring 11'8 x 11'6, 9'5 x 8'3 and 9'5 x 6'1.

There is a 20' x 10'6 detached garage to the rear at the end of the 25' garden.

### Living Room

24'6 x 11'5 (7.47m x 3.48m)

### Kitchen

9'10 x 6' (3.00m x 1.83m)

### Lobby

### Ground Floor Bathroom

10'7 x 5'7 (3.23m x 1.70m)

### Landing

### Bedroom One

11'8 x 11'6 (3.56m x 3.51m)

### Bedroom Two

9'5 x 8'3 (2.87m x 2.51m)

### Bedroom Three

9'5 x 6'1 (2.87m x 1.85m)

### Rear Garden

25' (7.62m)

### Detached Garage to Rear

20' x 10'6 (6.10m x 3.20m)

### Tenure - Freehold

### Council Tax - Band B

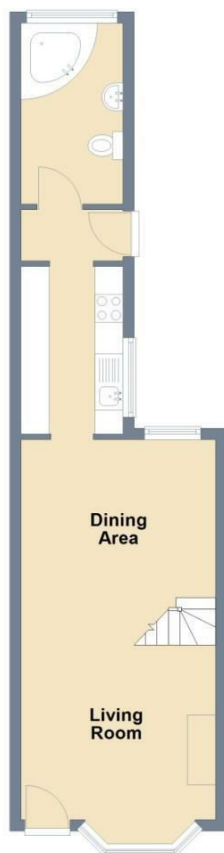








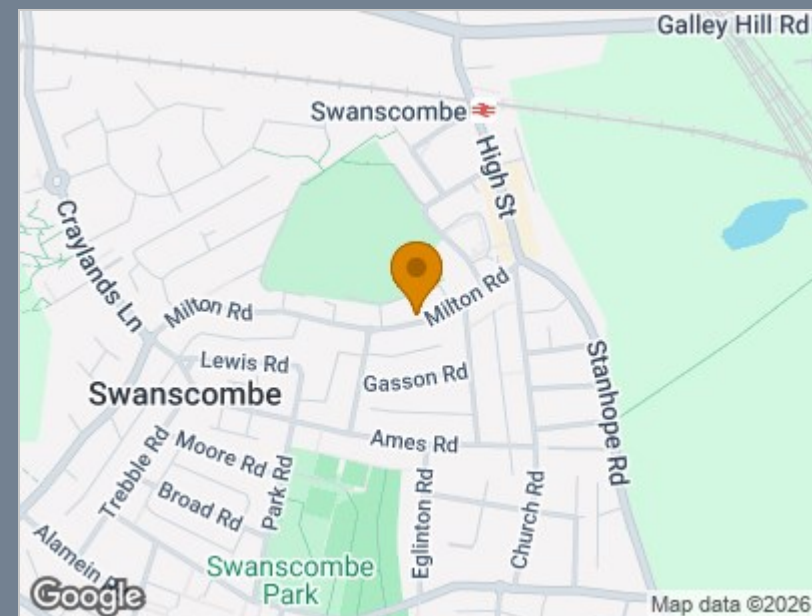
Ground Floor



First Floor



Total area: approx. 66.8 sq. metres (719.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 79        |
| (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 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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