



Francis Road, Dartford, DA1 5AR  
Guide price £325,000 Freehold





The Homes Group are delighted to present to the market this chain free three bedroom house located within a short walk of Dartford Station & Town Centre. The accommodation comprises of an entrance porch, hall, a 24' x 11'6" living room which is open to the 7'9" x 6'6" kitchen with two double bedrooms, single third and bathroom on the first floor. Externally is a 30' garden to the rear.

### Enclosed Porch

### Entrance Hall

### Living Room

24' x 11'6" (7.32m x 3.51m)

### Kitchen

7'9" x 6'6" (2.36m x 1.98m)

### Landing

### Bedroom One

13' x 9'8" (3.96m x 2.95m)

### Bedroom Two

11' x 8'1" to wardrobes (3.35m x 2.46m to wardrobes)

### Bedroom Three

8' x 6'3" (2.44m x 1.91m)

### Bathroom

### Rear Garden

30' (9.14m)

### Tenure - Freehold

### Council Tax Band - C

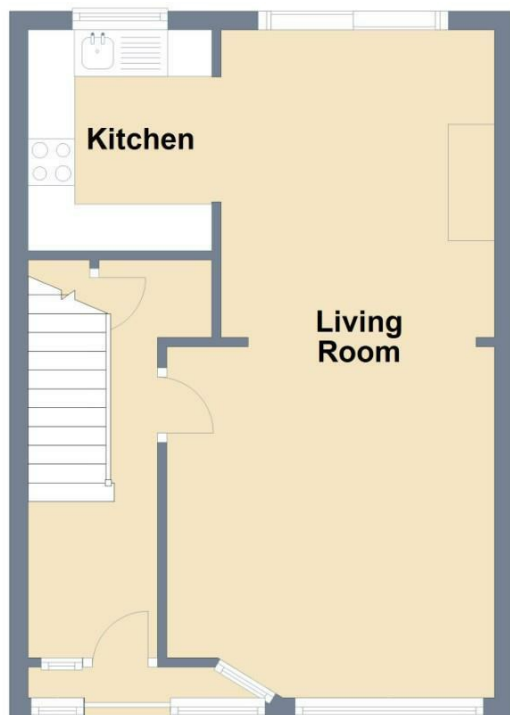








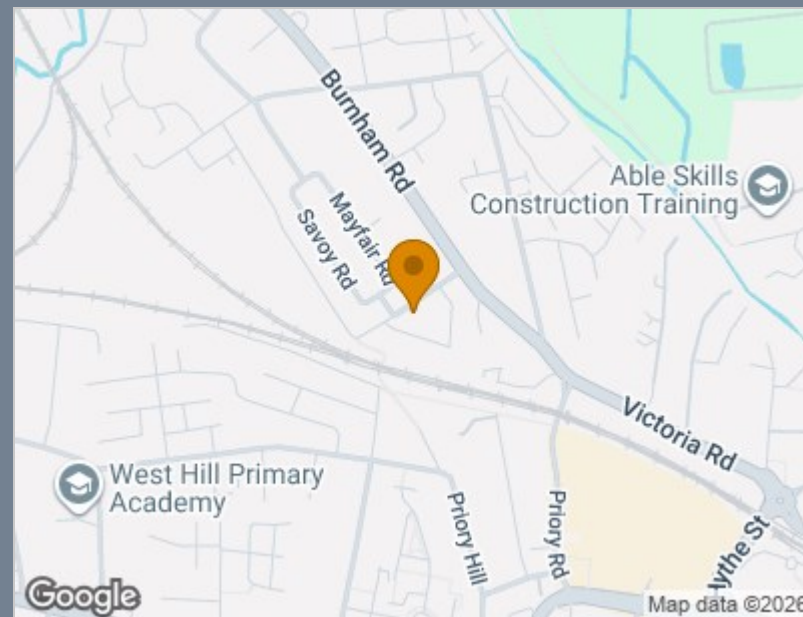
## Ground Floor



## First Floor



Total area: approx. 70.9 sq. metres (762.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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