



Wellington Road, Dartford, DA1 3EH
Guide price £300,000 Freehold

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Guide Price £300,000 - £325,000. The Homes Group are delighted to offer to the market this two bedroom Victorian style terraced house located in a popular road within walking distance of West Dartford Grammar and Primary schools.

The accommodation comprises of an 11'10 x 10'5 living room, an 11'10 x 10'5 dining room, an 8'10 x 6' kitchen and a ground floor bathroom. On the first floor there is an 11'9 x 10'5 bedroom with built in cupboards and a 10'4 x 9'4 second bedroom.

To the rear is a 40' garden and the property is offered with no forward chain.

Living Room

11'10 x 10'5 (3.61m x 3.18m)

Dining Room

11'10 x 10'3 (3.61m x 3.12m)

Kitchen

8'10 x 6' (2.69m x 1.83m)

Ground Floor Bathroom

Landing

Bedroom One

11'9 x 10'5 (3.58m x 3.18m)

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

Rear Garden

40' (12.19m)

Tenure - Freehold

Council Tax - Band C





Ground Floor
Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor
Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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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