



Wellington Road, Dartford, DA1 3EH
Guide price £325,000 - £350,000 Freehold

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Guide Price £325,000 - £350,000. The Homes Group are delighted to offer to the market this beautifully presented two double bedroom Victorian style house located in a popular road in West Dartford within close proximity of Dartford Grammar Schools and West Dartford Primary Schools.

The accommodation comprises of a 21'3 x 12' living/dining room, an 11'8 x 6'1 kitchen, a ground floor bathroom and two double bedrooms on the first floor.

To the rear is a 40' garden with artificial grass and a garden shed.

Living & Dining Room

21'3 x 12' (6.48m x 3.66m)

Kitchen

11'8 x 6'1 (3.56m x 1.85m)

Ground Floor Bathroom

7'3 x 6'1 (2.21m x 1.85m)

Landing

Bedroom One

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

Bedroom Two

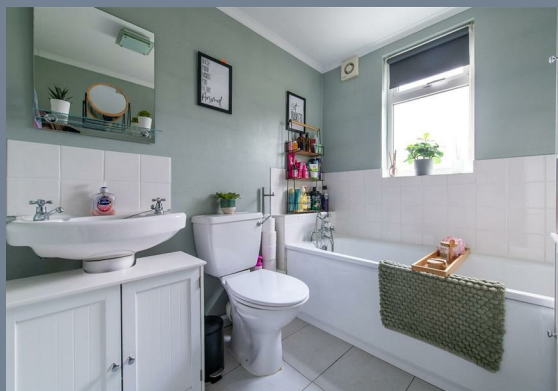
10'5 x 9'5 (3.18m x 2.87m)

Rear Garden

40' (12.19m)

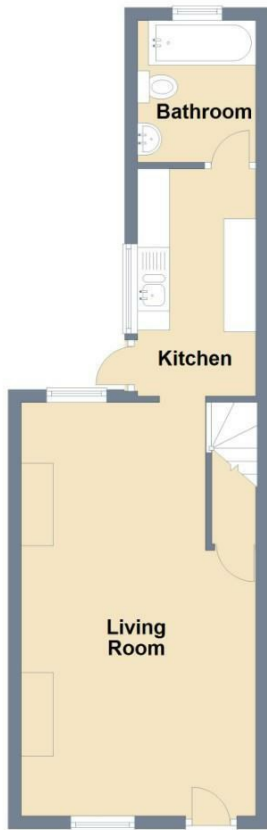
Tenure - Freehold

Council Tax - Band C





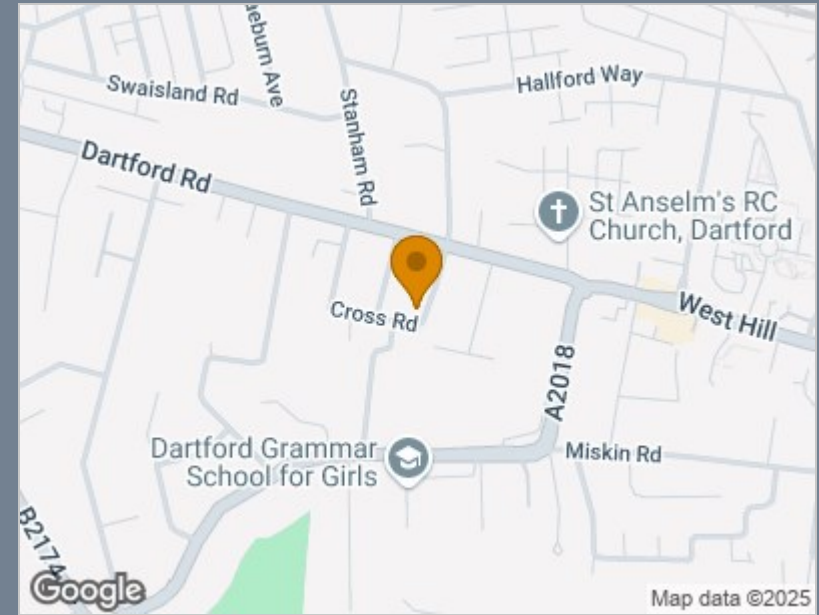
Ground Floor
Approx. 34.8 sq. metres (374.2 sq. feet)



First Floor
Approx. 23.7 sq. metres (255.4 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(55-68) D			
(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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