Sealeys Walker Jarvis Est. 1851

9, Invicta Road,
Dartford, DA2 6AY

Price Guide £280,000

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- SOLD BY SEALEYS WALKER JARVIS
- Ground Floor Bathroom, Rear Garden
- Two Reception Rooms,
- Potential For Off Street Parking

9 Invicta Road, Dartford, Kent, DA2 6AY

DESCRIPTION:

£280,000-£300,000 A Two bedroom terrace house with immediate vacant possession situated in a convenient location. Ideal for a a first time buyer wishing to set up their own home, this property comprises separate lounge and dining rooms, kitchen with built in oven and hob, ground floor bathroom and two double bedrooms. The house benefits from Gas Central Heating and the windows are double glazed. Whist the rear garden requires some landscaping, it is a decent size and there is potential to create off street parking to the front for a small car subject to planning consents. (Some of the neighbouring properties have already set a precedence bu creating off street parking).

LOCATION:

Invicta Road is an ideal location within easy access of Dartford Town Centre and excellent transport links including , Dartford Railway Station, Stone Crossing Railway Station, Greenhithe Station. and Ebbsfleet International Railway Station, where you can take a high speed train to London and arrive in less than 20 minutes.The M25 motorway is within easy access and there is a local bus service to Dartford, Bluewater and Gravesend Bluewater Shopping Complex is within close proximity and Darenth Valley Hospital is nearby. Invicta Road is a no through road, meaning there is no heavy traffic passing by. Local schools include the following:

Primary Schools
The Gateway Primary Academy 171 yards Good
The Brent Primary School 0.2 miles Good
Leigh Academy Dartford 0.7 miles Outstanding

Secondary Schools
Stone Lodge School 0.3 miles Good
Sir Geoffrey Leigh Academy 0.6 miles Good
Leigh UTC Dartford 1.4 miles Good

FRONTAGE

Wrought iron gate and retaining fence. Paving slabs as laid, concrete path leading to front door. Wall mounted gas meter within casing.

ENTRANCE:

uPVC front door leading into:

RECEPTION 1:

Double glazed window to front, radiator, carpet, alcove cupboard with electric meter and electrical consumer unit.

RECEPTION 2:

Double glazed window front, radiator, carpet, door to staircase. Access to:

KITCHEN:

Double glazed window, double glazed door to garden. Vinyl flooring, Vaillant combination boiler for hot water and central heating. Fitted with white gloss wall and base cupboards, stainless steel sink and drainer, work surfaces, "Lamona" Gas Hob with matching oven and extractor hood.

BARHROOM:

Double glazed window rear, access to loft, radiator. White suite comprising panelled bath with shower mixer taps, and pedestal wash basin. Heated towel rail, part tiled walls. Door to:

SEPARATE W.C:

Double glazed window to rear, low level w.c., part tiled walls, heated towel rail.

STAIRS/LANDING:

Carpeted staircase with hand rail. Access to loft.

BEDROOM 1:
Double glazed window to front, feature ornamental fire place, carpet, radiator.

BEDROOM 2:
Double glazed window to rear, carpet, radiator.

REAR GARDEN:
A long rear garden which requires landscaping. fencing. There is a shared gated right of way between the neighbouring properties which is a common occurrence with this type of property within the area.

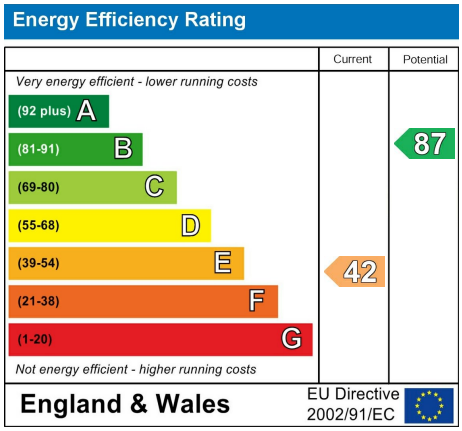
PARKING:
There is potential to create off street parking for a small car to front subject to necessary planning consents. (some of the neighbouring properties have already created odd street parking on their frontages and therefore a precedence has been set.) Otherwise it is street parking.

TENURE:
FREEHOLD

LOCAL AUTHORITY:
Dartford Council

Council Tax Band B = £1,857.82

SERVICES/UTILITIES
Mains Gas, Mains Electricity, Mains Water, Mains Drainage



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