



65, Church Road,  
Swanscombe, DA10

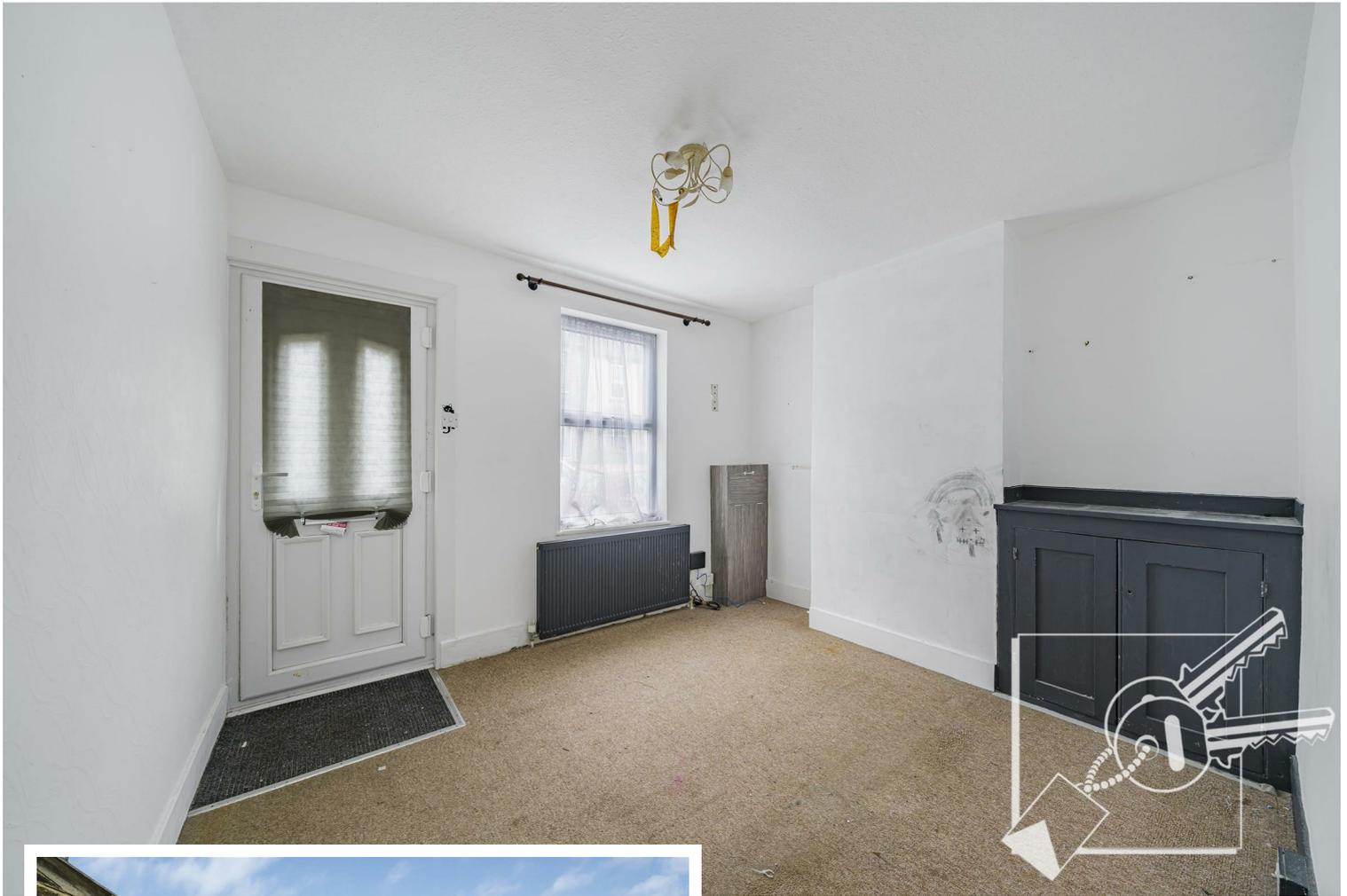
£200,000



- SOLD BY SEALEYS WALKER JARVIS
- Double Glazing & Gas Central Heating
- Immediate Vacant Possession
- Requiring Refurbishment



## 65 Church Road, Swanscombe, Kent, DA10 0HQ



### DESCRIPTION:

£200,000-£220,000: If you are looking for something to do up and call home, then this two bedroom terrace house is worthy of your consideration. Requiring refurbishment the house benefits from Gas Central Heating and is double glazed throughout. The accommodation comprises lounge, kitchen/diner, ground floor bathroom and two double bedrooms upstairs. There is a garden to the rear providing that all important outside space. Offering immediate vacant possession, the property offers a complete blank canvas to crate your dream home and would ideally suit a first time buyer.



#### **LOCATION:**

Church Road, Swanscombe is a popular road, just moments from the High Street, where you will find an array of shops and amenities. Offering excellent transport links, Swanscombe Railway Station is within walking distance, where you can take the domestic train to London or the Kent coast, whilst Ebbsfleet Station is close by and you can catch the high speed train to St Pancras London and be there in just seventeen minutes, making it ideal for those that commute. There is a bus service, and primary and secondary schools within the catchment area Bluewater shopping complex is just a bus or car ride away, if you fancy some retail therapy.



#### **FRONTAGE:**

There is a small frontage with retaining wall and UPVC front door leading into:

#### **LOUNGE:**

Double glazed window to front, radiator, carpet, fitted cabinet surrounding electrical consumer unit and meter. Alcove cupboard.

#### **KITCHEN/DINER:**

Double glazed window to rear, vinyl floor, radiator, under stair cupboard. Whirlpool ceramic hob, "Lamona" built in oven and extractor hood, Beech effect wall and base units, plumbing for washing machine.



#### **LOBBY:**

Door to garden and bathroom.

#### **BATHROOM:**

Double glazed window to side, radiator, white suite comprising panelled bath, pedestal basin and low level w.c.

#### **STAIRS/LANDING:**

Staircase leading to first floor. Carpet, handrail.

#### **BEDROOM 1:**

Double glazed window to front, alcove cupboard.

#### **BEDROOM 2:**

Double glazed window to rear, radiator, cupboard housing "Main" combi boiler for hot water and central heating.



#### **GARDENS:**

The garden is mainly concrete and paved, part walled one side and remainder fenced, fencing to other side, wall and gate to rear.

#### **PARKING:**

Street parking only. There is no off street parking.



**TENURE:**  
Freehold

**LOCAL AUTHORITY :**  
Dartford Council

Council Tax Band: B = £1823.15 For Years 2025-2026

**SERVICES:**  
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.



**Church Road, DA10**  
Approximate Gross Internal Area = 51.4 sq m / 554 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, areas and contents bearings before making any decision about your purchase.  
Prepared by Harper.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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