



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



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

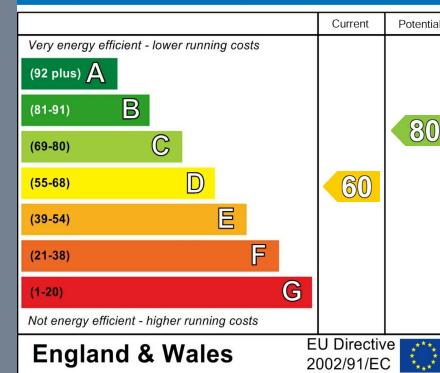
Approx. 23.2 sq. metres (249.3 sq. feet)



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



### Energy Efficiency Rating



### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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