



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house
- Full vacant possession

Location:

The property is situated on Ruskin Grove which is located off Attlee Drive. Public transport links include Dartford Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A206 and A2, which in turn provide access to the M25. Shopping amenities can be found locally within Temple Hill and Dartford Town Centre, with an extensive range of shops, bars and restaurants being found in Bluewater Shopping Centre. Recreational pursuits can be found locally at the open spaces of Central Park, Dartford Heath and Brooklands Lakes Nature Reserve.

Description:

Freehold semi-detached house arranged over ground and first floors with front, side and rear garden and garage.

Accommodation:

First floor: Three bedrooms, bathroom/WC, landing
Ground floor: Reception room, kitchen/diner, entrance hall, porch
Outside: Front, side and rear gardens, garage

Gross Internal Area GIA:

Approximately 114 sq m (1,229 sq ft)

EPC rating: D

Council Tax Band: B

Potential: The property may be suitable for a side /rear extension to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

Note: This property is non-standard, BISF (steel-framed) construction

To view: Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

