

GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



ORCHARD STREET  
DARTFORD  
Asking Price £300,000



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Zoopa.co.uk

PrimeLocation.com

OnTheMarket.com

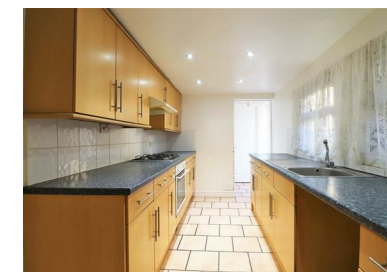
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Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



Offered with no forward chain is this three bedroom mid terrace Victorian property. Being located in the heart of Dartford Town Centre and being close to all of your day to day essentials this is perfect for first time buyers or a small family.

With Victorian properties being so sought after this is certainly one not to miss out on. The ground floor comprises of two reception rooms, the dining room allowing separation when eating your meals whilst the rest of the family gather to watch an evening movie. Having already been subject to a rear extension in the past, this is where the modern kitchen really is the heart of the home and the modern bathroom.

As you make your way upstairs to the first floor you are greeted with a large open landing and high ceilings with three good sized bedrooms leading off the landing. The master bedroom offers that extra space, along with the second bedroom also being of a good size leaving the third as a standard single bedroom but still offering enough space to fit a small wardrobe.

Call Anthony Martin now to arrange your viewing!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## ORCHARD STREET

DARTFORD

- Three Bedrooms
- Mid Terrace House
- Two Reception Rooms
- Modern Kitchen
- Bathroom
- No Onward Chain
- Town Centre Location
- Close To Mainline Station
- Fantastic First Purchase or Buy To Let

