

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£325,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 7 Tumbling Dice Mews

Dartford DA1 5QX



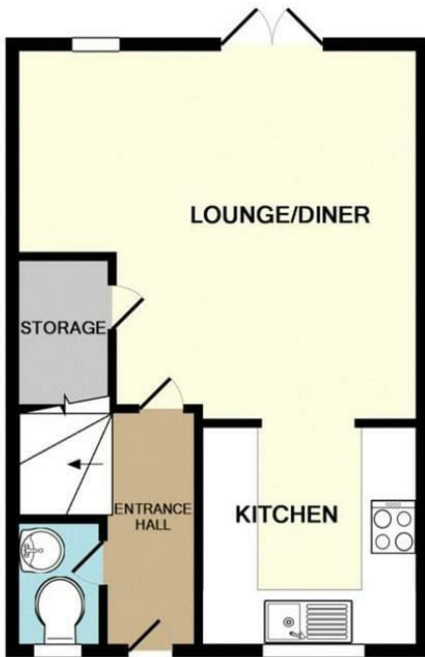
GUIDE PRICE £325,000 to £350,000 Located on the very popular Bridge development with easy access to the Fast Track bus service to both Bluewater with its vast array of bars, restaurants, excellent shopping facilities and Dartford Town Centre. This property would make an excellent first time buy and comprises reception room which is open plan to the kitchen and a cloakroom to the ground floor. To the first floor you will find 2 double bedrooms and a family bathroom. Externally there is a rear garden and allocated parking space with access to the local parks that were built with the development. Other benefits include double glazing, gas central heating with excellent access to the M25 & A2. VIEWING HIGHLY RECOMMENDED

# 7 Tumbling Dice Mews

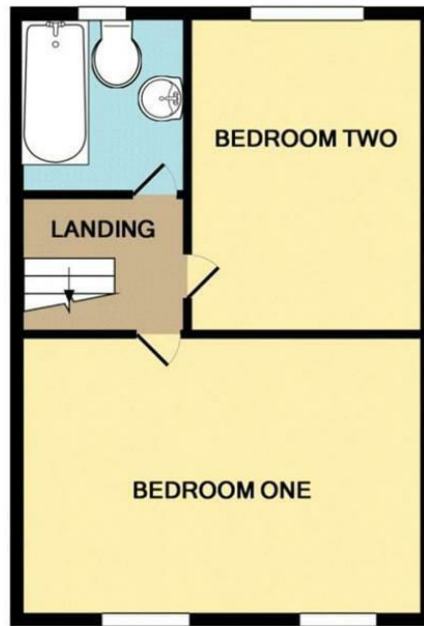
£325,000 Freehold



- GUIDE PRICE £325,000 TO £ 350,000
- 2 BEDROOM MID TERRACE
- GROUND FLOOR CLOAKROOM
- ALLOCATED PARKING SPACE
- SIMILAR PROPERTIES REQUIRED
- POPULAR DEVELOPMENT
- OPEN PLAN LIVING AREA
- FIRST FLOOR BATHROOM
- FAST TRACK BUS SERVICE
- EPC RATING 'B' COUNCIL TAX BAND 'D'



GROUND FLOOR  
APPROX. FLOOR  
AREA 30.2 SQ.M.  
(325 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 30.2 SQ.M.  
(325 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.5 SQ.M. (651 SQ.FT.)

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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## Council Tax Band D

## Local Authority Dartford

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Very energy efficient - Lower running costs	Current Rating
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Very energy efficient - Higher running costs	Current Rating
<b>England &amp; Wales</b>	<b>82</b>

EU Directive 2002/91/EC

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