



LIVERMORES
THE ESTATE AGENTS

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FOR SALE
01322 228090



GUIDE PRICE £260,000 TO £280,000 This 3 DOUBLE BEDROOM end of terrace house is located in a popular residential road approximately 1 mile from Dartford mainline station and is offered to the market CHAIN FREE. The ground floor comprises 2 reception rooms, a good size kitchen, and shower room. On the first floor you will find 3 double bedrooms. Other benefits include double glazing and gas central heating. Externally there is a courtyard garden and the property is well located for good schools and the local shops.

Although the property requires some updating it gives any potential purchaser the opportunity to put their own stamp on it, and would make an excellent first time buy or investment. VIEWING RECOMMENDED

PORCH

LOUNGE
3.73 x 3.45 (12'3" x 11'4")

DINING ROOM
3.58 x 3.23 (11'9" x 10'7")

KITCHEN
3.35 x 2.79 (11'0" x 9'2")

SHOWER ROOM

LANDING

BEDROOM
3.78 x 3.4 (12'5" x 11'2")

BEDROOM
3.51 x 3.25 (11'6" x 10'8")

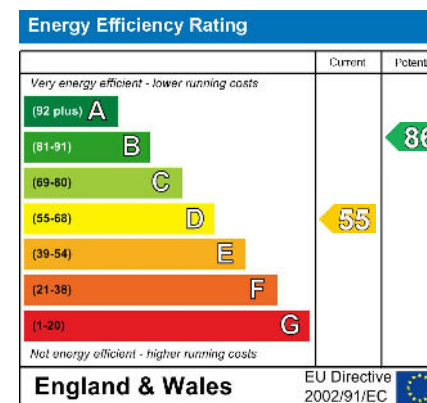
BEDROOM
3.35 x 2.82 (11'0" x 9'3")

TENURE

Our seller has informed us that this property is FREEHOLD. EPC Rating 'D' Council Tax Band C

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.