

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£375,000

Located in

Dartford



www.livermores.co.uk



41 Marcet Road

Dartford Kent DA1 3AH



WEST DARTFORD... GUIDE PRICE £375,000 to £400,000 This 3 bedroom mid terrace family home is located in a cul de sac just over half a mile from the sought after DARTFORD GRAMMAR SCHOOLS and is offered to the market with NO CHAIN. The property would make a fantastic first time buy or investment opportunity and comprises reception room and kitchen/diner to the ground floor with 3 bedrooms and a bathroom to the first floor. The property has gas fired central heating and double glazing with a rear garden and off road parking to the front. The property is also within a short car journey to Wilmington Academy and is within 1 mile of Dartford mainline station, for families with smaller children there is the very popular West Hill Academy within walking distance. VIEWING RECOMMENDED



41 Marcet Road

£375,000 Freehold



- GUIDE PRICE £375,000 TO £400,000
- WEST DARTFORD
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- 3 BEDROOM MID TERRACE
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- SIMILAR PROPERTIES REQUIRED
- EPC RATING '' COUNCIL TAX BAND 'C'





Council Tax Band

Local Authority

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 | | Current | Maximum |
|--|--|-------------------------|---------|
| Very energy efficient - lowest running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | 66 | |
| (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 | |

1 Hythe Street

Dartford

Kent

DA1 1BE

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dartford@livermores.co.uk

01322 228090

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