

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£395,000

Located in

Dartford



www.livermores.co.uk



13 Francis Road

Dartford DA1 5AR



OFFERS IN THE REGION OF £395,000... Welcome to this charming three-bedroom family home located on Francis Road in Dartford. Situated in the sought-after Dartford Grammar School catchment area, this property is perfect for families looking to settle in a prestigious educational zone.

The property is also being sold CHAIN FREE!

This terraced house boasts a unique style compared to others on the street, featuring beautiful bay windows that add character and charm to the exterior. Inside, you'll find two reception rooms, three cosy bedrooms, and a first-floor family bathroom, providing ample space for comfortable living.

The open layout across the ground floor creates a seamless flow between the living spaces, making it ideal for entertaining guests or simply enjoying family time. Additionally, the property includes a conservatory area, offering a tranquil space to relax and unwind while enjoying the natural light streaming in.

Don't miss the opportunity to own this delightful family home with its distinctive features and convenient location. Contact us today to arrange a viewing and envision the possibilities that this property has to offer.



13 Francis Road

£395,000 Freehold



- OFFERS IN THE REGION OF £395,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- OPEN PLAN LAYOUT ACROSS THE GROUND FLOOR
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- CHAIN FREE!
- RECENTLY ADDED NEW ROOF
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- COUNCIL TAX BAND 'C', AWAITING EPC REPORT





Council Tax Band C
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		CURB	INTRA
Very energy efficient - lowest 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	

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