

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£275,000

Located in

Greenhithe



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



# 12 Port Avenue

Greenhithe DA9 9NA



GUIDE PRICE £275,000 - £300,000... CASH BUYERS ONLY... Welcome to this charming three-bedroom semi-detached family home located on the desirable Port Avenue in Greenhithe. This property boasts a large lounge area, whilst showing off a sizable kitchen and dining area, ideal for entertaining guests or simply relaxing with your loved ones.

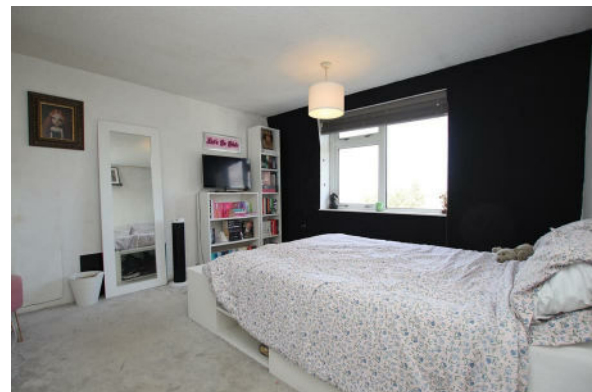
As you step inside, you'll find a well-maintained interior with three cosy bedrooms, perfect for a growing family. The private rear garden is a true gem, offering a peaceful retreat overlooking a beautiful greenery area, where you can unwind after a long day.

Situated in sought-after Greenhithe, this home provides excellent transport links, ensuring easy access to the M25/A2 and the renowned Bluewater Shopping Centre, making it convenient for all your shopping needs.

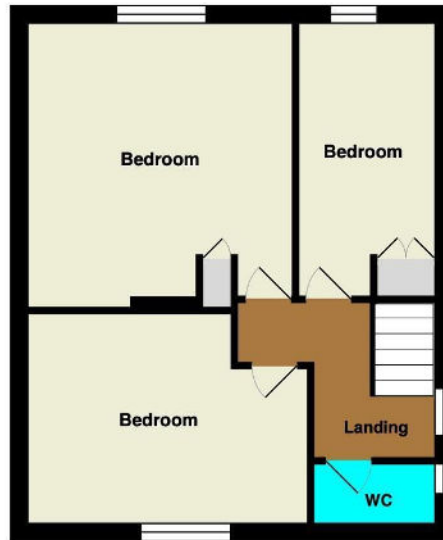
Please note that this property is of concrete construction, making it suitable for CASH BUYERS ONLY. Don't miss out on the opportunity to own this lovely family home in a prime location with so much to offer. Contact us today to arrange a viewing and make this house your new home!

# 12 Port Avenue

£275,000 Freehold



- GUIDE PRICE £275,000 - £300,000
- CASH BUYERS ONLY - CONCRETE CONSTRUCTION
- BLUEWATER SHOPPING CENTRE WITHIN CLOSE PROXIMITY
- DOWNSTAIRS SHOWER ROOM & FIRST-FLOOR CLOAKROOM
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- GREAT LINKS TO M25/A2
- LINKS INTO CENTRAL LONDON WITH LOCAL STATIONS
- LARGE KITCHEN AND DINING AREA
- COUNCIL TAX BAND 'A', AWAITING EPC REPORT



## Council Tax Band A

## 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		Current	Potential
<small>Very energy efficient - lowest running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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