

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£475,000

Located in

Dartford



www.livermores.co.uk



12 James Road

Dartford DA1 3NF



Guide Price £475,000 to £500,000. A very spacious three-bedroom semi-detached house which benefits from a double story side extension and a single storey rear extension. The well-planned accommodation comprises entrance porch, hallway, ground floor cloakroom (with space for a shower cubicle), a lounge which is approximately 24' in length, dining room, kitchen/diner with an adjoining utility area. The first floor comprises three bedrooms, one of which is approximately 25' in length and a family bathroom.

The property is situated on a very popular road in WEST DARTFORD within walking distance of schools and travel routes with easy vehicular access to the A2/M25. Other features include off road parking, double glazing, central heating and IMMEDIATE VACANT POSSESSION.

The property is in need of a new owner who can visualise the POTENTIAL because some updating is required. If you are looking for a project to create the ideal home, we can HIGHLY RECOMMEND VIEWING this property.

12 James Road

£475,000 Freehold



- Guide Price £475,000 to £500,000
- Three bedrooms
- Off road parking
- Vacant possession
- SIMILAR PROPERTIES REQUIRED
- Large extended semi detached house
- Walking distance to schools
- Offers great potential
- Some updating required
- Council Tax Band E EPC 'E'



Ground Floor
JAMES RD DA1 3NF



First Floor

Council Tax Band E

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	CURR	Max
(92 plus) A		84
(81-91) B		
(69-80) C		46
(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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