

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£345,000

Located in

Dartford



www.livermores.co.uk



30 West View Road

Dartford DA1 1TR



Nestled on West View Road in Dartford, this charming Victorian terrace house offers a delightful blend of character and modern living. Spanning three floors, the property is ideally located just minutes from Dartford town centre and the railway station, making it perfect for commuters and those seeking the vibrancy of town life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile reception room, which can also serve as a third bedroom. The spacious bathroom on this level is well-appointed, providing convenience for residents and guests alike. Descending to the lower ground floor, you will find a generously sized reception room currently utilised as a dining area, perfect for entertaining family and friends. The modern fitted kitchen complements this space beautifully, making meal preparation a pleasure.

The first floor boasts two well-presented double bedrooms, each offering ample space and natural light, creating a serene retreat for rest and relaxation. The property also features a low-maintenance garden to the rear, providing an ideal outdoor space for enjoying the fresh air without the burden of extensive upkeep.

Given its size, condition, and prime location, this property represents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its blend of traditional charm and contemporary convenience, this home is sure to impress. Don't miss the chance to make it your own.



30 West View Road

£345,000 Freehold

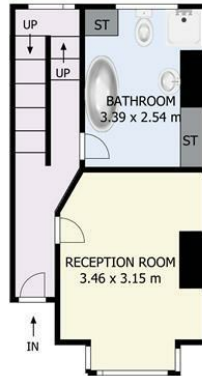


- OFFERS IN THE REGION OF £345,000
- TWO RECEPTION ROOMS AND SEPERATE KITCHEN AREA
- THREE STOREY TERRACE HOUSE
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- CHAIN FREE!
- TWO BEDROOM TERRACED HOUSE
- WITHIN WALKING DISTANCE OF DARTFORD STATION & TOWN CENTRE
- SPACIOUS BATHROOM
- EXCELLENT INTERNAL CONDITON
- COUNCIL TAX BAND 'C', EPC RATING 'D'

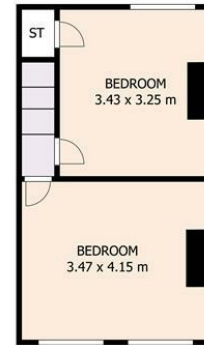




Ground Floor



First Floor



Second Floor

West View Road Dartford Kent DA1 1TR

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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		79
(55-68)	D		58
(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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