

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£300,000

Located in

Dartford



www.livermores.co.uk



99 Howard Road

Dartford DA1 1XS



Nestled in the charming area of Howard Road, Dartford, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. With two well-proportioned bedrooms, this property is perfect for small families or professionals looking for a cosy retreat.

The interior of the house is designed to maximise space and light, creating a warm and inviting atmosphere. The living areas are thoughtfully arranged, providing a perfect setting for relaxation and entertaining. The bathroom is conveniently located, ensuring ease of access for all residents.

The location of this property is particularly appealing, as it offers a blend of suburban tranquillity and accessibility to local amenities. Dartford is known for its vibrant community, with a variety of shops, schools, and parks nearby, making it an ideal place to call home. Additionally, excellent transport links are available, allowing for easy commutes to London and other surrounding areas.

This terraced house on Howard Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a wonderful opportunity to enjoy all that Dartford has to offer. Do not miss the chance to view this charming residence and envision your future in this lovely part of Kent.



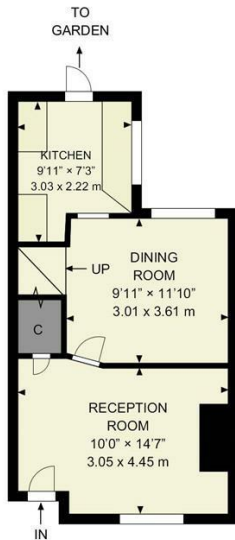
99 Howard Road

£300,000 Freehold



- GUIDE PRICE £300,000 - £325,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE AND STATION
- FIRST FLOOR BATHROOM
- SIMILAR PROPERTIES REQUIRED
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- 2 RECEPTION ROOMS
- EPC RATING 'D' COUNCIL TAX 'C'





Ground Floor



First Floor

HOWARD ROAD , DA

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate. No guarantee is provided regarding the total area. Not to scale. Powered by airvideography.com

Council Tax Band C

Local Authority Dartford Borough Council

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			86
(69-80) C			
(55-68) D		61	
(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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