

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£340,000

Located in

Dartford



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



# 13 Marsh Street North

Dartford DA1 5WF



Nestled in the charming Marsh Street North of Dartford, this delightful terraced house boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day. With two cosy bedrooms, including a master with an en-suite, this property offers comfort and convenience in equal measure.

One of the standout features of this home is the allocated parking space, complete with an electric car charging port - a modern touch that caters to the environmentally conscious. Situated in a popular modern development, this property not only offers a contemporary living space but also a sense of community.

The family bathroom provides a relaxing retreat, while the en-suite adds a touch of luxury to the master bedroom. Whether you're a first-time buyer looking for a cosy abode to call your own or an investor seeking a lucrative opportunity, this house ticks all the boxes. The property also shows-off with an additional downstairs W.C.

Don't miss out on the chance to make this house your home sweet home or a savvy addition to your investment portfolio. Book a viewing today and step into the future of comfortable and stylish living in Dartford.



# 13 Marsh Street North

£340,000 Freehold



- GUIDE PRICE £340,000 - £350,000
- ONE UPSTAIRS BATHROOM & SEPERATE EN-SUITE
- ALLOCATED PARKING & ELECTRIC CAR CHARGING PORT
- WELL-PRESENTED THROUGHOUT
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM MID-TERRACED HOME
- POPULAR DEVELOPMENT
- KITCHEN-DINER & SEPERTE LOUNGE SPACE
- FRONT & REAR GARDEN SPACE
- COUNCIL TAX BAND 'D', EPC RATING 'B'





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

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk  
 01322 228090  
 www.livermores.co.uk