

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£375,000

Located in

Dartford



www.livermores.co.uk



12 Rutland Close

Dartford DA1 2ND



OFFERS IN THE REGION OF £375,000..... This beautifully presented home is located in a very central part of Dartford close to the town centre and just a short walk to the very SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS. The property would make an excellent first time buy and comprises lounge, lovely kitchen/diner and conservatory to the ground floor with 2 double bedrooms and bathroom to the first floor. Ideally situated for all local amenities including Dartford Mainline Station which is approximately three quarters of a mile way. Due to it's excellent location this would also make a fantastic rental investment, with other benefits including double glazing and a garage-en-bloc. INTERNAL VIEWING HIGHLY RECOMMENDED



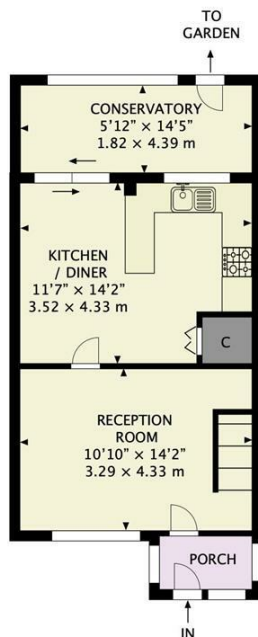
12 Rutland Close

£375,000 Freehold

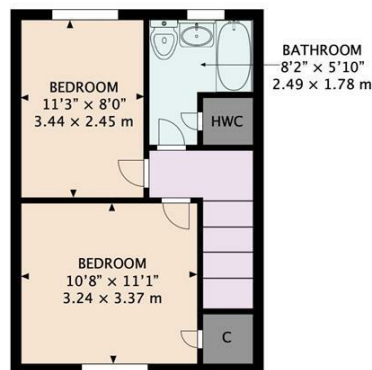


- OFFERS IN THE REGION OF £375,000
- 0.4 MILES TO GRAMMAR SCHOOL
- 2 BEDROOM TERRACE
- BEAUTIFULLY PRESENTED
- LOVELY KITCHEN/DINER
- 1ST FLOOR BATHROOM
- CONSERVATORY
- WELL MAINTAINED REAR GARDEN
- GARAGE-EN-BLOC
- EPC RATING D COUNCIL TAX BAND C

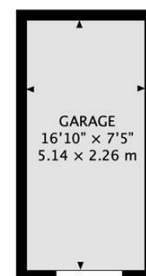




Ground Floor



First Floor



Outbuildings

RUTLAND CLOSE DARTFORD DA1

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 shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Restricted head height below 1.5m / 5'0"

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		
Very energy efficient - lower running costs	CARBON	Cost to heat
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		55
(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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