

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

Maisonette

Offers In The Region Of

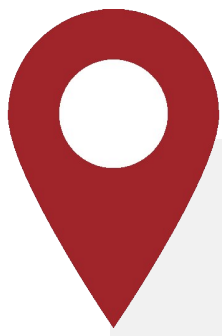
£245,000

Located in

Dartford



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



# 1a Dudsbury Road

Dartford Kent DA1 3BU



We are delighted to offer this two bedroom first floor purpose built maisonette which is conveniently located for both Dartford and Crayford town centres and stations. Originally built in 1959. the property has the benefit of gas fired central heating and double glazing and will offer a newly extended lease on completion. In our opinion this cosy home is decorated to to a very good standard and is further complemented by a fitted kitchen, white bathroom suite, garden to side and rear and a garage en bloc on a short term lease. CALL US TODAY FOR AS APPOINTMENT TO VIEW.

# 1a Dudsbury Road

£245,000 Leasehold



- PURPOSE BUILT FIRST FLOOR MAISONETTE
- EXTENDED LEASE UPON COMPLETION (APPROXIMATELY 165 YEARS)
- FITTED KITCHEN
- CONVENIENT FOR DARTFORD & CRAYFORD TOWN CENTRE & STATIONS
- EPC 'C' COUNCIL TAX BAND 'B'
- TWO BEDROOMS
- DOUBLE GLAZING
- GOOD DECOR
- GARAGE EN BLOC
- SIMILAR PROPERTIES REQUIRED



## Council Tax Band B

## 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	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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		
England & Wales	EU Directive 2002/91/EC	

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