

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£395,000

Located in

Dartford



www.livermores.co.uk



260 St. Vincents Road

Dartford Kent DA1 1UX



Livermores are proud to present to the market this charming three-bedroom terraced house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, providing ample space for relaxation and entertaining. The extended kitchen/diner, measuring an impressive 25 feet, is perfect for family meals and gatherings, while the ground floor WC adds convenience for guests.

The first floor features a well-appointed bathroom and a generous master bedroom, measuring 14 feet, ensuring comfort and privacy. The additional bedrooms are well-sized, making this home ideal for a growing family or those needing extra space.

Situated within the sought-after Dartford Grammar School catchment area, this property is perfect for families prioritising education. Furthermore, its prime location offers easy access to local schools and the train station, making commuting a breeze.

With no onward chain, this home is ready for you to move in and make it your own. The good specification throughout ensures that you can enjoy modern living in a traditional setting. This terraced house is not just a property; it is a place where memories can be made. Don't miss the chance to view this delightful home in a fantastic location.

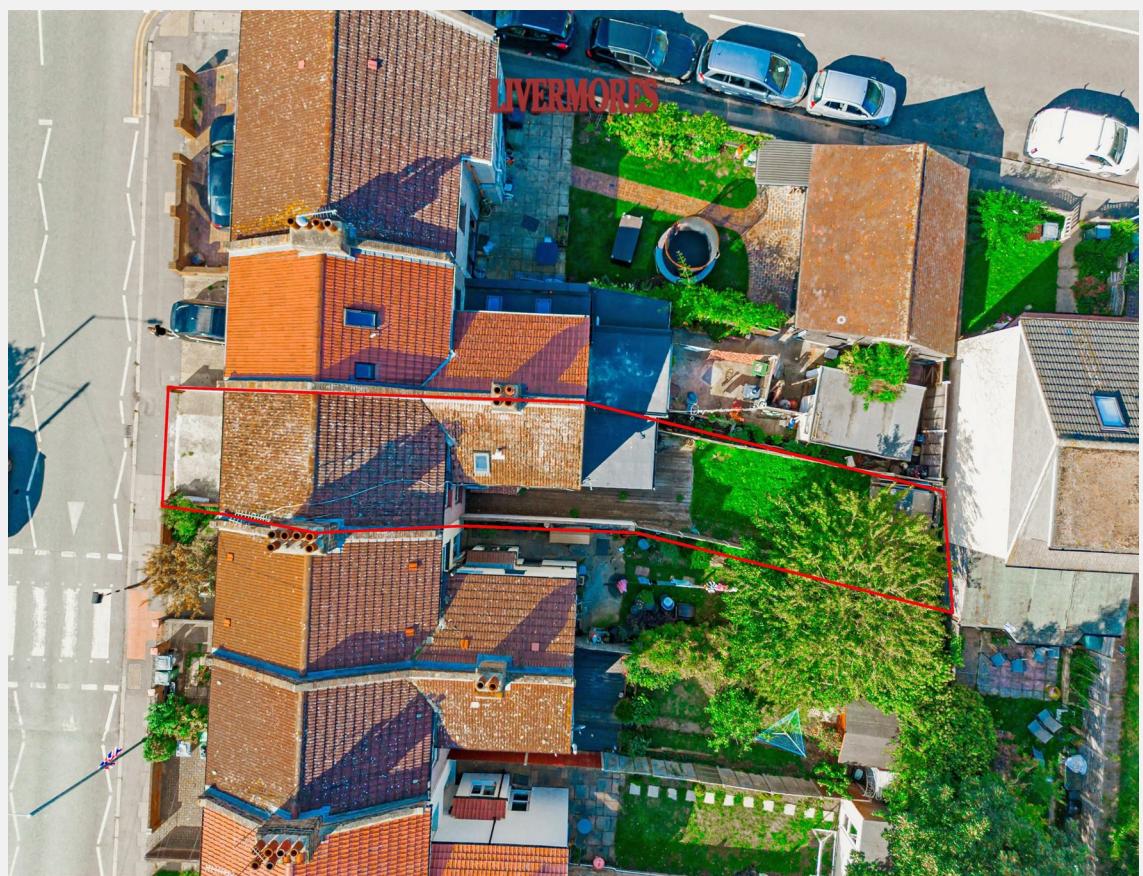


260 St. Vincents Road

£395,000 Freehold



- OFFERS IN THE REGION OF £395,000
- CHAIN FREE!
- LARGE THROUGH LOUNGE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED FAMILY HOME
- DOWNSTAIRS W.C.
- KITCHEN-DINING AREA
- GREAT LOCATION FOR TRAIN STATION AND SCHOOLS
- COUNCIL TAX BAND 'C', EPC RATING 'C'





Ground Floor

First Floor

St Vincent's Road DA1 1UX

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. 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 and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

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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 | | |
|--|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 86 |
| (81-91) B | | 69 |
| (69-80) C | | |
| (55-68) D | | |
| (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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