

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

House - Terraced

Price Guide

£275,000

Located in

Dartford



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



# 26 Brewers Field

Dartford DA2 7PJ



GUIDE PRICE £275,000 - £300,000... Livermores are proud to present to the market this stunning and rarely available, one bedroom terraced luxury home. Located in the heart of Wilmington, this property is a dream buy for a first-time buyer or those looking to downsize.

The property has an allocated parking space to the front and beautiful garden space to the rear. Furthermore, the home has a conservatory area allowing great dining space, whilst having a sizable kitchen which goes through to the spacious lounge. Upon entering the first floor, you are greeted with the bathroom and the main double bedroom.

Features to note include: double glazed windows throughout and electric heating.



# 26 Brewers Field

£275,000 Freehold



- GUIDE PRICE £275,000 - £300,000
- RARELY AVAILABLE
- DOUBLE BEDROOM
- POPULAR LOCATION OF WILMINGTON
- SIMILAR PROPERTIES REQUIRED
- MODERN KITCHEN AND BATHROOM
- ALLOCATED PARKING SPACE TO FRONT
- 24 FEET - REAR GARDEN
- IDEAL FOR A FIRST-TIME BUYER/ THOSE LOOKING TO DOWNSIZE
- EPC RATING 'C', COUNCIL TAX BAND 'C'



## 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>73</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	

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