

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Guide Price

£350,000

Located in

Dartford



www.livermores.co.uk



65 Lunedale Road

Dartford Kent DA2 6LW



Guide Price £350,000 to £375,000. A great opportunity to create a lovely family home from the very beginning with this three bedroom semi-detached house which needs complete modernisation throughout. The property is situated in a popular location close to Fleetdown primary school and other local amenities with easy vehicular access to the A2/M25 road intersections. The accommodation comprises entrance hall, lounge, kitchen/diner, three bedrooms and shower room with separate WC. We believe the property offers excellent value for money and once modernised would be ideal for a growing family or the investment market. Features to note include NO CHAIN, garage via shared driveway, off road parking to front, double glazing, gas central heating and rear garden. **VIEWING RECOMMENDED.**

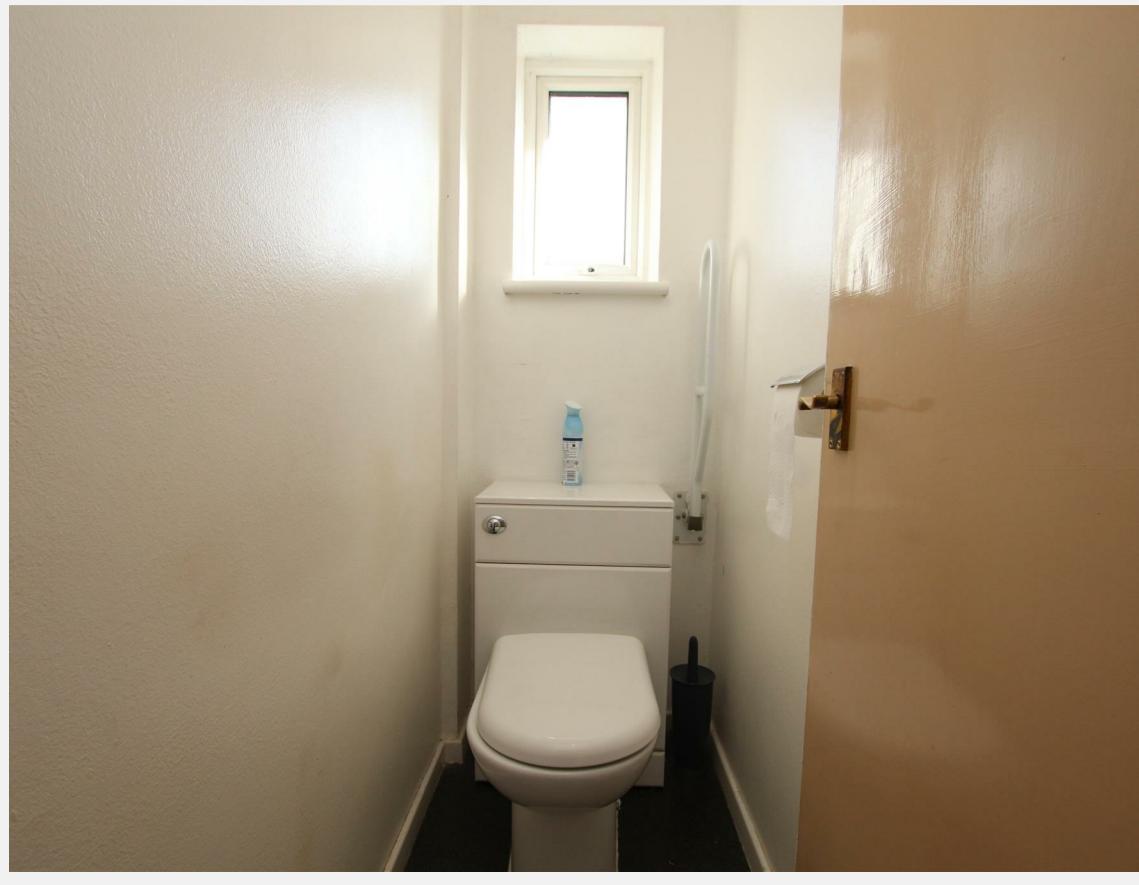


65 Lunedale Road

£350,000 Freehold



- Guide Price £350,000 to £375,000
- NO CHAIN
- Off road parking to front
- Popular location
- SIMILAR PROPERTIES REQUIRED
- Modernisation required
- Garage via shared drive
- Ideal project
- Easy access to A2/M25 road intersections
- EPC RATING 'C' COUNCIL TAX BAND 'D'





Council Tax Band D

Local Authority Dartford Borough Council

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	72	
(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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