

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£350,000

Located in

Dartford



www.livermores.co.uk



29 Nelson Road

Dartford DA1 3EJ



GUIDE PRICE £350,000 - £375,000... Livermores are proud to present to the market this THREE BEDROOM, mid-terraced family home. The property is perfectly located in the heart of WEST DARTFORD and falls well within the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA, and is within walking distance of West Hill Primary School.

The property is being sold CHAIN FREE!

Furthermore, the house is located within one mile of Dartford Station and is also within walking distance of Dartford and Crayford town centre. In addition, the property accommodates porch area, entrance hall, a separate lounge and dining area, kitchen, bathroom, two double bedrooms, and one single bedroom, with a sizable loft space.

Livermores believe this would be an excellent first-time buy or investment... **VIEWING HIGHLY RECOMMENDED.**



29 Nelson Road

£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- WALKING DISTANCE TO WEST HILL PRIMARY SCHOOL
- SEPERATE DINING ROOM AND LOUNGE AREA
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM MID-TERRACED FAMILY HOME
- WALKING DISTANCE TO TOWN CENTRE AND STATION
- CHAIN FREE!
- WEST DARTFORD
- COUNCIL TAX BAND 'C', EPC GRADING 'D'





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		87
(81-91) B		
(69-80) C		
(55-68) D		61
(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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