

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

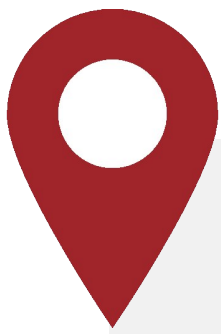
£350,000

Located in

Dartford



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# 19 Francis Road

Dartford DA1 5AR



GUIDE PRICE £350,000 - £375,000... Livermores are proud to present to the market this three bedroom mid-terraced property to the market. The property falls well within the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA and is located within walking distance of Dartford Town Centre and train station.

Furthermore, we believe this property would be a fantastic first-time buy or investment, with the property having a sizable front and rear garden and a first-floor family bathroom.

The accommodation comprises, entrance hallway, lounge, kitchen/diner, three bedrooms and a family bathroom. Features to note include double glazing and gas central heating. In addition, there is easy vehicular access to Dartford Crossing and the M25/A2 road intersections... INTERNAL VIEWING HIGHLY RECOMMENDED.





# 19 Francis Road

£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- FRONT & REAR GARDEN SPACE
- KITCHEN-DINER
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM FAMILY HOME
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- FIRST FLOOR BATHROOM
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- COUNCIL TAX BAND 'C' EPC RATING 'C'







**Council Tax Band C**

**Local Authority**

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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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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