

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£290,000

Located in

Dartford



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# 9 Gladstone Road

Dartford DA1 1TU



GUIDE PRICE £290,000 - £310,000... Livermores are proud to present this charming terraced house located on Gladstone Road in Dartford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office.

The house features a sizable bathroom, ideal for unwinding after a long day. The recent refurbishment adds a touch of contemporary elegance to the property, making it move-in ready for its new owners.

One of the standout features of this property is the outbuilding, which can be used as an office space, providing a quiet and separate area to work from home or pursue hobbies.

Conveniently located within walking distance to Dartford Station, this home offers easy access to transportation links, making commuting a breeze. Additionally, being CHAIN FREE provides a smooth and hassle-free buying process for interested parties.



# 9 Gladstone Road

£290,000 Freehold



- GUIDE PRICE £290,000 - £310,000
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- NO THROUGH ROAD
- OUTBUILDING (OFFICE)
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM MID-TERRACED HOME
- CHAIN FREE!
- RECENTLY RENOVATED THROUGHOUT
- SEPERATE LOUNGE & DINING ROOM
- COUNCIL TAX BAND 'C', AWAITING EPC REPORT





## Council Tax Band D

## 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>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk