

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£350,000

Located in

Dartford



www.livermores.co.uk



54 Kirby Road

Dartford Kent DA2 6HF



GUIDE PRICE £350,000 TO £375,000 3 BEDROOM SEMI DETACHED FAMILY HOME * NO CHAIN * REQUIRES SOME UPDATING * LARGER THAN AVERAGE REAR GARDEN * CUL DE SAC LOCATION * 2 RECEPTION ROOMS * FIRST FLOOR BATHROOM * SEPARATE W/C * DOUBLE GLAZING * GAS CENTRAL HEATING * EASY ACCESS TO THE M25 & A2 * POPULAR RESIDENTIAL ROAD * CLOSE TO GOOD SCHOOLS * A SHORT JOURNEY FROM BLUEWATER AND DARENTH VALLEY HOSPITAL * VIEWING HIGHLY RECOMMENDED



54 Kirby Road

£350,000 Freehold



- GUIDE PRICE £350,000 TO £375,000
- LARGE REAR GARDEN
- 3 BEDROOM SEMI DETACHED
- SEPARATE W/C
- SIMILAR PROPERTIES REQUIRED
- 2 RECEPTION ROOMS
- CUL DE SAC LOCATION
- FIRST FLOOR BATHROOM
- NO CHAIN
- EPC RATING 'D' 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) A | | 87 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (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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