

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£325,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 126 St. Vincents Road

## Dartford DA1 1XE



PRICE GUIDE £325,000 - £350,000... Livermores are proud to present this three bedroom property to the market. This well-presented property shows-off with a spacious lounge to entry, compromising comfort and dining space, leading you further onto the modern kitchen area, which has integrated appliances. Furthermore, the house has separate utility space and a high-spec downstairs bathroom. To the upstairs, there are two double bedrooms and one single bedroom leading on from one of the double rooms.

In addition, we believe this property would be perfect for first-time buyers and investors, being located within WALKING DISTANCE to DARTFORD STATION & TOWN CENTRE. VIEWING HIGHLY RECOMMENDED.



# 126 St. Vincents Road

£325,000 Freehold



- GUIDE PRICE £325,000 - £350,000
- HIGH SPEC KITCHEN AND BATHROOM
- WELL PRESENTED MID TERRACE HOUSE
- SIZABLE FRONT & REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- GROUND FLOOR BATHROOM
- UTILITY SPACE
- EPC RATING 'D' COUNCIL TAX '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		85
(81-91) B		66
(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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