

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£385,000

Located in

Dartford



www.livermores.co.uk



35 Sherbourne Close

Dartford Kent DA1 5WQ

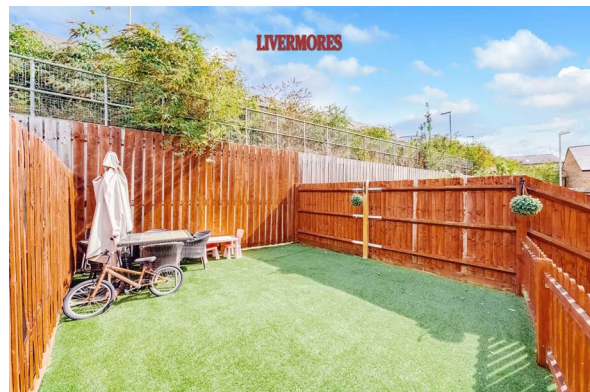


PRICE GUIDE £385,000 TO £400,000 This modern two-bedroom terraced house is located on a sought after development, this delightful property is situated just two-thirds of a mile from Dartford Station, making it an ideal choice for commuters seeking convenience and accessibility. The property would make either an excellent first time buy or investment and comprises, spacious reception room, fitted kitchen and a cloakroom to the ground floor, with 2 bedrooms and a bathroom situated on the first floor. The property is double glazed and has an allocated parking space. This modern development is close to the town centre and the property is in excellent condition. VIEWING HIGHLY RECOMMENDED.



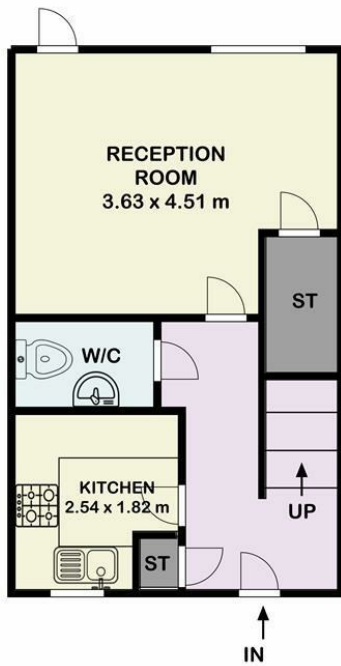
35 Sherbourne Close

£385,000 Freehold

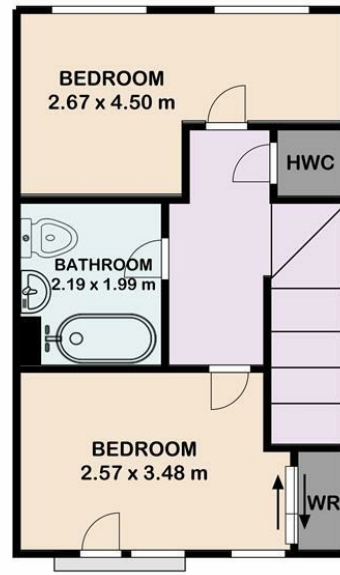


- GUIDE PRICE £385,000 TO £400,000
- SPACIOUS RECEPTION ROOM
- 2/3 OF A MILE TO STATION
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- MODERN 2 BEDROOM HOME
- GOOD CONDITION
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR BATHROOM
- EPC RATING B COUNCIL TAX BAND D





Ground Floor



First Floor

Sherbourne Close Dartford, Kent DA1 5WQ

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

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) A		97
(81-91) B	84	
(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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