

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

Bungalow - Semi Detached

Offers In The Region Of

£425,000

Located in

Dartford



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



## 2 Balmoral Road

Dartford DA4 9EY



O.I.R.O £425,000 Set in a cul-de-sac location this extended three bedroom semi detached bungalow is offered to the market with NO ONWARD CHAIN?. The property comprises spacious open plan reception to the rear with a kitchen, dining and lounge area, plus a handy utility area, with 3 bedrooms and a family bathroom to the front of the property. Situated in the sought after village of Sutton-at-Hone this lovely bungalow will make either an excellent first home or a rental investment as the property has been let to a family in recent years there is also a footpath to Sutton-at-Hone primary school and is approximately 0.8 MILES TO FARNINGHAM STATION. AN INTERNAL VIEWING IS RECOMMENDED



# 2 Balmoral Road

£425,000 Freehold



- O.I.R.O £425,000
- 3 BEDROOM BUNGALOW
- UTILITY ROOM
- SEMI RURAL LOCATION
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN
- OPEN PLAN LIVING AREA
- FAMILY BATHROOM
- OFF ROAD PARKING
- EPC RATING D COUNCIL TAX BAND D





**BALMORAL ROAD**

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, wall thicknesses, 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

**Council Tax Band D**

**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>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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