

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

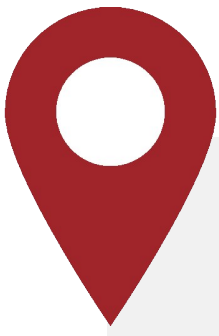
£280,000

Located in

Dartford



www.livermores.co.uk



39 Mount Pleasant Road

Dartford Kent DA1 1TD



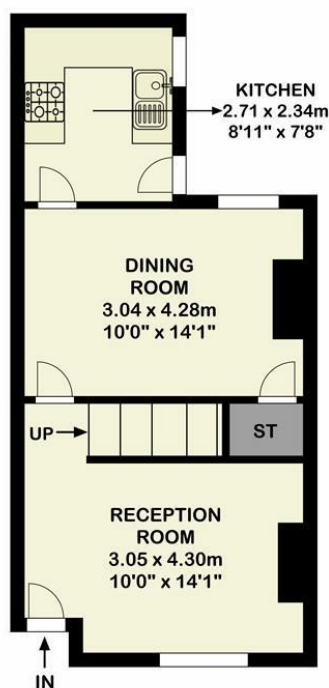
GUIDE PRICE £280,000 TO £300,000 This two-bedroom terraced house offers a fantastic opportunity for those looking to make their mark in a central location and is OFFERED TO THE MARKET CHAIN FREE. Spanning 818 square feet, the property features two spacious reception rooms and the two double bedrooms make this property ideal for couples, small families, or even as a rental investment, the property is situated just a third of a mile from Dartford station, this property boasts excellent transport links, making it a convenient choice for commuters. The vibrant local area offers a variety of amenities, including shops, parks, and schools, ensuring that all your daily needs are within easy reach. The bathroom, while functional, presents an opportunity for personalisation and modernisation, and is located off of the rear bedroom. While some updating is required, this house is a blank canvas waiting for your creative touch. Ideally situated for good schools and is approximately a 1 mile walk to THE EVER POPULAR DARTFORD GRAMMAR SCHOOLS.

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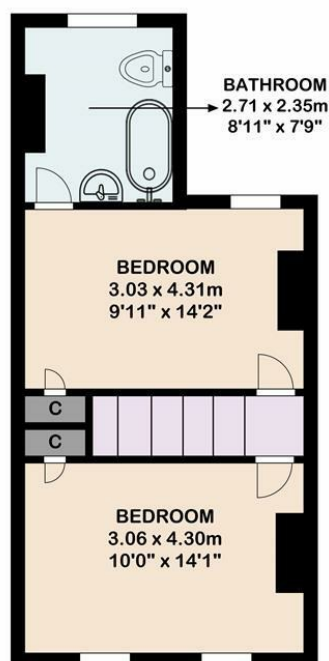
£280,000 Freehold



- GUIDE PRICE £280,000 TO £300,000
- NO ONWARD CHAIN
- 818 SQ FOOT
- FANTASTIC LOCATION
- 1ST FLOOR ENSUITE BATHROOM
- 2 DOUBLE BEDROOMS
- 1 MILE TO DARTFORD GRAMMAR
- 2 RECEPTIONS
- CLOSE TO STATION & HIGH ST
- EPC RATING C COUNCIL TAX BAND C



Ground Floor



First Floor

Mount Pleasant Road, DA1 1TD

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 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		
(81-91) B		90
(69-80) C	73	
(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	

1 Hythe Street
Dartford
Kent
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.company.co.uk