

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

House - Semi-Detached

Guide Price

£250,000

Located in

Dartford



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



# 61 Blackmans Close

Dartford Kent DA1 2QJ



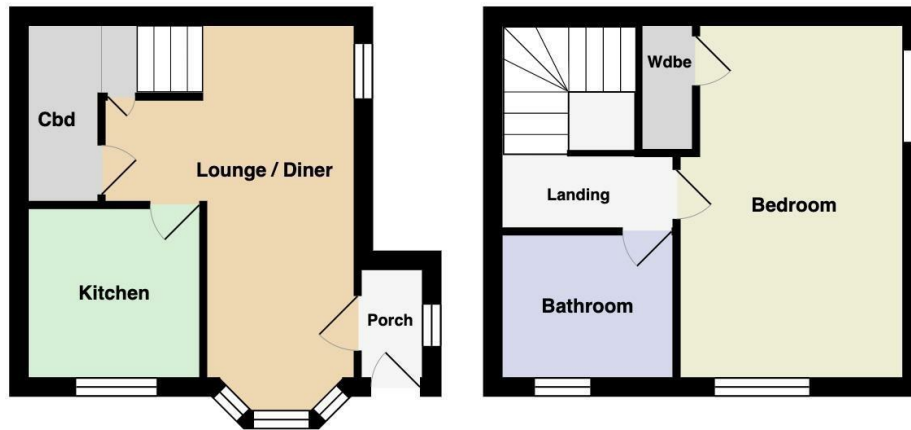
GUIDE PRICE £250,000 TO £275,000 \* WEST DARTFORD \* FREEHOLD  
HOUSE \* OWN GARDEN \* 1 BEDROOM \* SET OVER 2 FLOORS \* CUL DE  
SAC \* GOOD LOCATION FOR SCHOOLS \* APPROXIMATELY 1 MILE TO  
DARTFORD MAINLINE STATION \* FANTASTIC FIRST TIME BUY \*  
ALLOCATED PARKING BAY \* VIEWING HIGHLY RECOMMENDED

# 61 Blackmans Close

£250,000 Freehold



- WEST DARTFORD
- CUL DE SAC LOCATION
- 1 BEDROOM
- OWN GARDEN
- SIMILAR PROPERTIES REQUIRED
- ALLOCATED PARKING BAY
- FREEHOLD HOUSE
- SET OVER 2 FLOORS
- HALF A MILE TO THE GRAMMAR SCHOOLS
- EPC RATING 'C' COUNCIL TAX BAND 'B'



## Council Tax Band B

### Local Authority Dartford Borough Council

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>                          |                         | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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