

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Price Guide

£230,000

Located in

Dartford



www.livermores.co.uk



177A Dartford Road

Dartford DA1 3EW



GUIDE PRICE £230,000 TO £250,000 This well-presented first-floor maisonette would make a fantastic first time buy and offers 2 good size bedrooms, a spacious reception room and well appointed bathroom and kitchen. Offered to the market with 167 YEARS REMAINING ON THE LEASE, with no yearly maintenance charge and with peppercorn rent it would also make a sound investment. Perfectly situated approximately three quarters of a mile of both Crayford Mainline Station and the sought after DARTFORD GRAMMAR SCHOOLS as well as excellent primary schools. Located close to all amenities including bus routes and both Crayford and Dartford high streets. AN INTERNAL VIEWING IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT



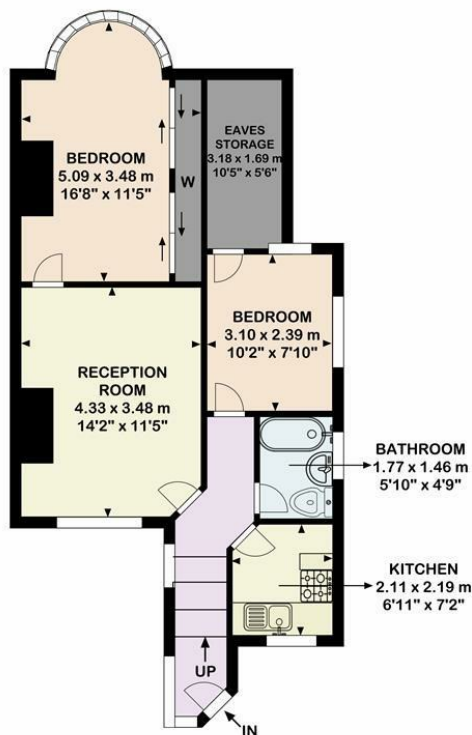
177A Dartford Road

£230,000 Leasehold



- GUIDE PRICE £230,000 TO £250,000
- FIRST FLOOR MAISONETTE
- FITTED WARDROBES TO MASTER
- CLOSE TO GRAMMAR SCHOOLS
- LOVELY KITCHEN & BATHROOM
- LONG LEASE
- 2 GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE
- IDEAL FOR CRAYFORD STATION
- EPC RATING D COUNCIL TAX BAND B





First Floor Maisonette

Dartford Road, DA1

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, unless otherwise stated. May not be to scale. Powered by airvideography.com

Council Tax Band B

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		
(69-80) C		75
(55-68) D	60	
(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

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dartford@livermores.co.uk

01322 228090

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