



15, New Cottages High Street, Bean,

£250,000



- Two Bedroom Terrace House
- Ground Floor Bathroom
- No Onward Chain

- Two Reception Rooms, Kitchen
- Double Glazing & Gas Central Heating



15 New Cottages High Street, Bean, Dartford, Kent, DA2 8AU



DESCRIPTION:

£250,000-£260,000 Offering immediate vacant possession, this two bedroom terrace cottage requires a little TLC and would ideally suit someone looking for a property to do up and call home, with the benefit of being close to A2 and Bluewater. Comprising separate lounge and dining rooms, kitchen, ground floor bathroom and two double bedrooms each with feature fire places. The property already benefits from double glazed windows, through out and Gas Central Heating. There is a rear garden offering that all important outside space.



LOCATION:

New Cottages are situated on the High Street in Bean village, opposite a children's play area and recreation ground. There is Country Park within a few minutes walk of the property, a local pub serving food and convenience store incorporating a post office where you can pick up your every day essentials. The renowned Bluewater is close by, making it ideal for some retail therapy, a trip to the cinema or dining out in one of its many cafes, bars and restaurants. The A2 is very easily accessible with links to the M25 & M20 and transport links include Ebbsfleet International Railway Station, Dartford and Gravesend Railway Stations which also offer a high speed service to St Pancras London, or you can travel from Longfield railway station on the Victoria Line., making it ideal for commuters. There is also a local primary school within walking distance.

ENTRANCE:

Double glazed front door leading into:

RECEPTION 1:

Double glazed window to front, radiator, carpet.

RECEPTION 2:

Double glazed window to rear, radiator, carpet, under stair cupboard, alcove cupboard. Door to kitchen.

KITCHEN:

Double glazed window to side. Stainless steel sink and drainer, with cupboard under. Fitted double base cupboard, one wall cupboard. Electric cooker point, tiled splash backs.

LOBBY:

Vinyl floor, uPVC double glazed door to side, access to bathroom:

BATHROOM:

Situated on the ground floor. with double glazed window to side, vinyl flooring, radiator. White suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c., Ideal Boiler for central heating and hot water. Plumbed for washing machine.

BEDROOM 1:

Double glazed window to front, radiator, carpet, feature ornamental original style fire place. Built in cupboard.

BEDROOM 2:

Double glazed window to rear, radiator, feature ornamental original style fire place. Built in cupboard.

GARDEN:

There is a courtyard immediately outside the back door, which is shared with the neighbouring property. Gate leading to walkway shared with the neighbouring properties that runs the length of the terrace. Beyond this is the gate to your own private enclosed garden.



PARKING:

There is no off street parking with the property, however there is unrestricted street parking in the road.

TENURE:

Freehold

LOCAL AUTHORITY:

Dartford

Council Tax Band C - £2,053.41 for 2025-2026

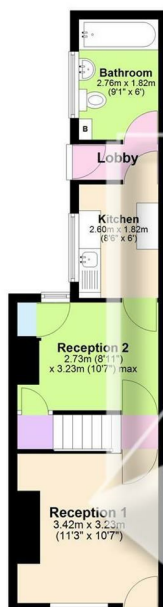
BROADBAND & MOBILE AVAILABILITY:

BROADBAND: We understand the following network is available in this area: Openreach. This offers Standard and Superfast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering the area: EE, Three.

MOBILE: EE, Three, 02 and Vodafone are said to provide Limited indoor voice and data and all of these networks are likely to provide outdoor voice and data.

Information provided from Ofcom on 07/04/2025

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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