

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Offers In The Region Of

£215,000

Located in

Dartford



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



# 11 Burnham Crescent

Dartford Kent DA1 5BA



GUIDE PRICE £215,000 TO £225,000, Offered to the market with NO CHAIN is this well presented 2 bedroom first floor maisonette with a GARAGE TO THE REAR. We believe the property would make an excellent investment or first time buy and comprises good size reception room, well appointed kitchen and shower room, the main bedroom has fitted wardrobes and there is also a second bedroom. Ideally located being within a 1 MILE WALK OF DARTFORD MAINLINE STATION and High Street. Externally there is a garage and small section of a garden. The property has a LONG LEASE and is double glazed.

VIEWING HIGHLY RECOMMENDED

# 11 Burnham Crescent

£215,000 Leasehold




- GUIDE PRICE £215,000 TO £225,000
- RECEPTION ROOM
- LONG LEASE
- DARTFORD STATION WITHIN A MILE
- SIMILAR PROPERTIES REQUIRED
- 2 BEDROOMS
- NO CHAIN
- GARAGE TO REAR
- EXCELLENT INVESTMENT
- EPC RATING E COUNCIL TAX BAND A

## Council Tax Band A

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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