

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£350,000

Located in



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# 26 Wellcome Avenue

Kent DA1 5JW



O.I.R.O £350,000 Nestled in a popular road in Dartford, this charming two-bedroom terraced house offers a delightful blend of character and modern living. Spanning approximately 957 square feet, this older-style property has been beautifully presented, making it an inviting home for families and professionals alike. The property offers an open-plan living area on the ground floor, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The layout allows for seamless flow between the living and dining spaces. The first floor features two generously sized double bedrooms, providing ample space. Additionally, a well-appointed shower room on this level adds to the convenience of the property, catering to the needs of modern living. This beautiful home has off-road parking, which is particularly advantageous for families with children attending local schools. The property is situated approximately one mile from Dartford Station, ensuring easy access to transport links for commuting or exploring the wider region. VIEWING HIGHLY RECOMMENDED





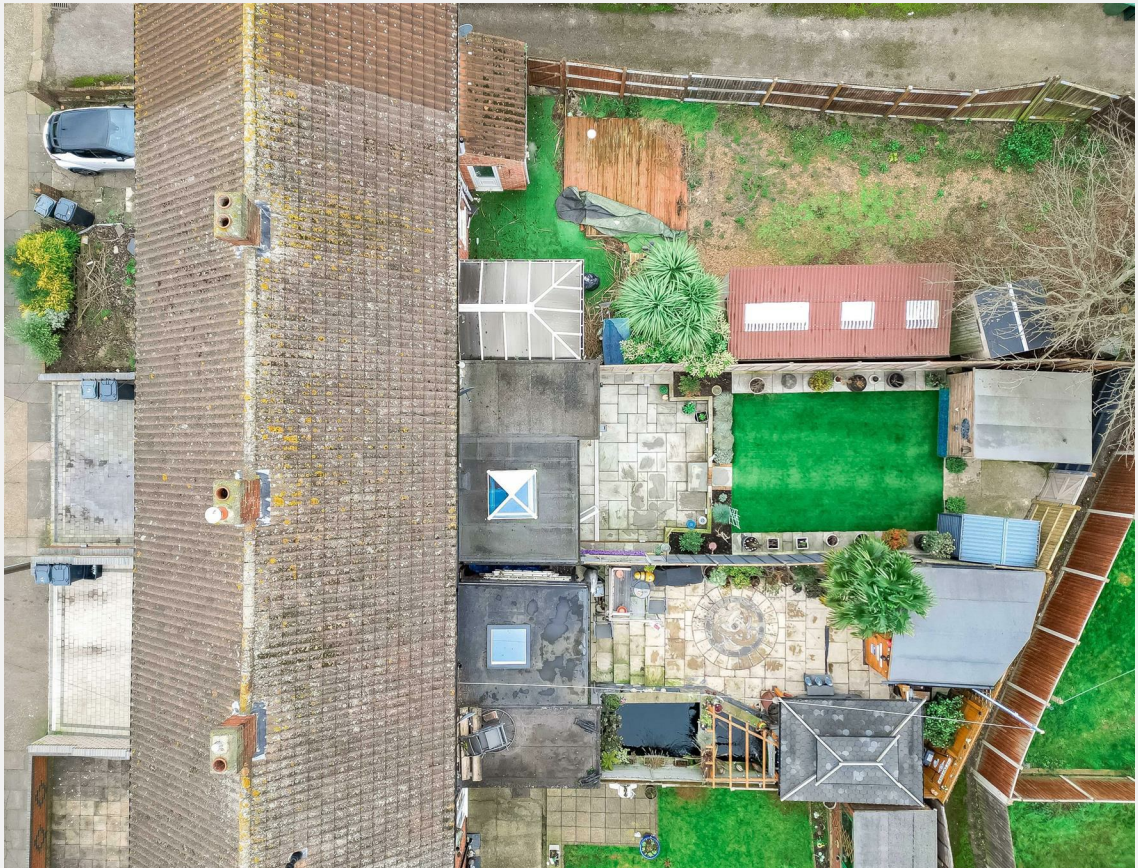
# 26 Wellcome Avenue

£350,000 Freehold

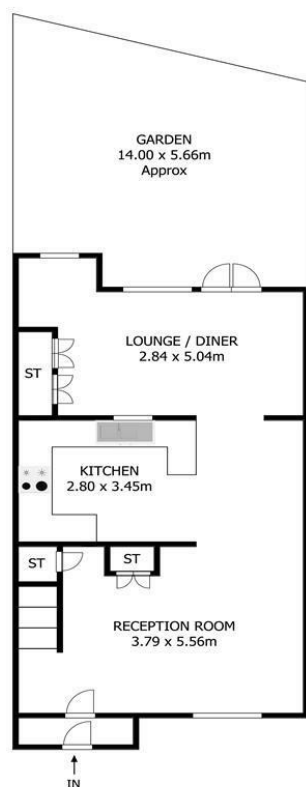


- O.I.R.O £350,000
- 2 DOUBLE BEDROOMS
- 2 SPACIOUS RECEPTIONS
- OFF ROAD PARKING
- SIMILAR PROPERTIES REQUIRED
- BEAUTIFULLY PRESENTED
- FIRST FLOOR SHOWER ROOM
- OPEN PLAN GROUND FLOOR
- LOW MAINTENANCE GARDEN
- EPC RATING D COUNCIL TAX BAND C



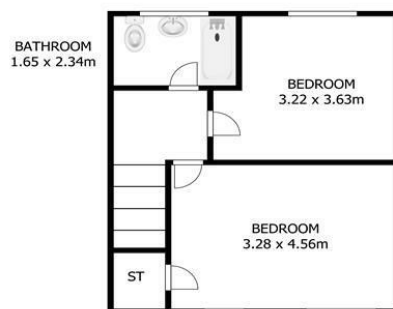






Ground Floor

Wellcome Avenue DARTFORD DA1 5JW



First Floor

## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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

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