

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kirby Road

Dartford, DA2 6HE

£1,450 Per Calendar Month

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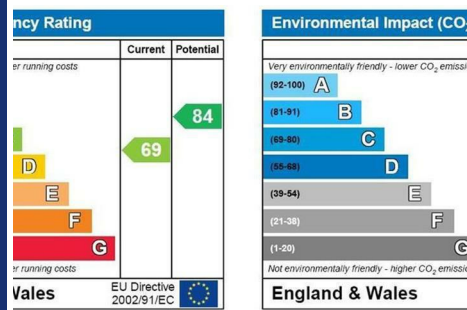
Council Tax: C



# 47 Kirby Road

Dartford, DA2 6HE

## £1,450 Per Calendar Month



Guide price £1,450pcm - £1,550pcm

Welcome to this charming property located on Kirby Road in Dartford! This delightful semi-detached house offers a cosy and inviting atmosphere with 2 bedrooms and 1 bathroom, perfect for a small family or a couple looking for a comfortable home.

Situated in a desirable neighbourhood, this property boasts a convenient location with easy access to local amenities and transport links. The spacious bedrooms provide ample space for relaxation and personalisation, while the well-maintained bathroom offers both style and functionality.

Although the exact square footage is not specified, the layout of this home ensures a comfortable living space for you to enjoy. Whether you're looking to unwind in the cosy living room or prepare delicious meals in the kitchen, this property offers a warm and welcoming environment for you to make your own.

Don't miss out on the opportunity to make this lovely house your new home.

Contact us today to arrange a viewing and discover the potential that this property on Kirby Road has to offer!

- 2 BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY TO FRONT
- REAR GARDEN
- IDEAL LOCATION FOR M25 AND A2
- GAS CENTRAL HEATING SYSTEM
- EPC BAND C
- DOUBLE GLAZED WINDOWS

## LOUNGE

16'5" x 10'9" (5 x 3.28)

Laminate flooring. Wallpaper + painted walls. Double glazed window to front

## KITCHEN

19'4" x 16'4" (5.89 x 4.98)

Open to conservatory. Laminate flooring. Part tiled walls. Range of modern wall and base units. Integrated oven and hob with cooker head. integrated fridge and freezer. Washing machine. Dish washer. Inset ceiling spot lights.

## CONSERVATORY/DINING AREA

laminate flooring. Painted walls + ceiling. double glazed window to side and rear. ceiling spot lights. double glazed door to garden.

## BEDROOM 1

13'10" x 13'7" (4.22 x 4.14)

laminate flooring. painted walls + ceiling. two double glazed window to rear

## BEDROOM 2

10'6" x 11'5" (3.2 x 3.48)

laminate flooring. painted walls + ceiling. Double glazed window to rear

## BATHROOM

8'2" x 6'0" (2.49 x 1.83)

Tiled flooring + walls. White suite comprising. Low level wc. Wash hand basin. Bath with over bath shower and screen. Frosted double glass window to rear and side.

## GARDEN

19'4" x 16'0" (5.89 x 4.88)

Out building for storage. mainly laid to lawn. Timber garden shed. decked area



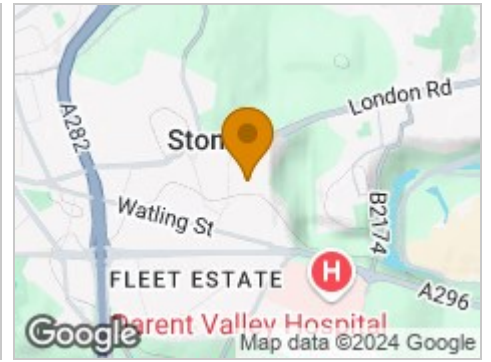
## Road Map



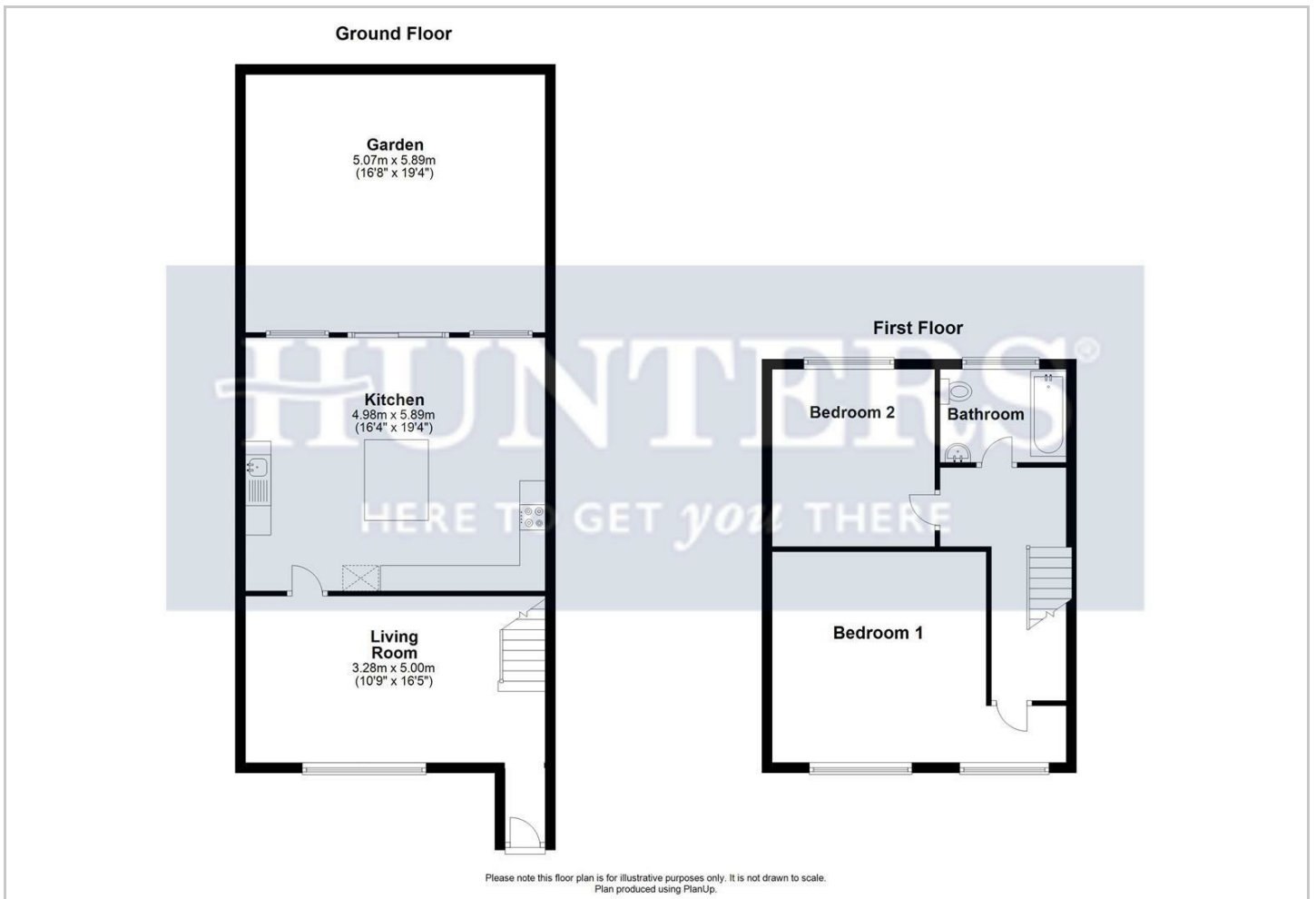
## Hybrid Map



## Terrain Map



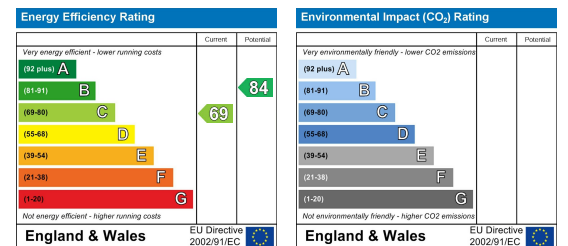
## Floor Plan



## Viewing

Please contact our Hunters Dartford Lettings Office on 01322 281191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.