

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

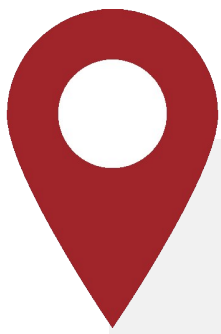
£325,000

Located in

Dartford



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



# 6 Horsfield Close

Dartford Kent DA2 6HP



OFFERS IN THE REGION OF £325,000... Offered to the market with NO ONWARD CHAIN, is this modern 2 bedroom end of terrace house that would make either an excellent first time buy or investment. Situated in a cul-de-sac location, the property comprises good size reception room, modern fitted kitchen with a cloakroom to the ground floor, with 2 double bedrooms and a family bathroom to the first floor. To the rear there is a low maintenance garden with side access and there are allocated spaces. Ideally located for Darenth Valley Hospital with easy access to the M25 & A2 and is located a short journey to Bluewater with its excellent shopping facilities, various restaurants and the multiplex cinema. VIEWING HIGHLY RECOMMENDED

# 6 Horsfield Close

£325,000 Freehold



- MODERN END OF TERRACE HOUSE
- GOOD SIZE RECEPTION ROOM
- GROUND FLOOR W/C
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND C EPC RATING E

## 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>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>39</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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