

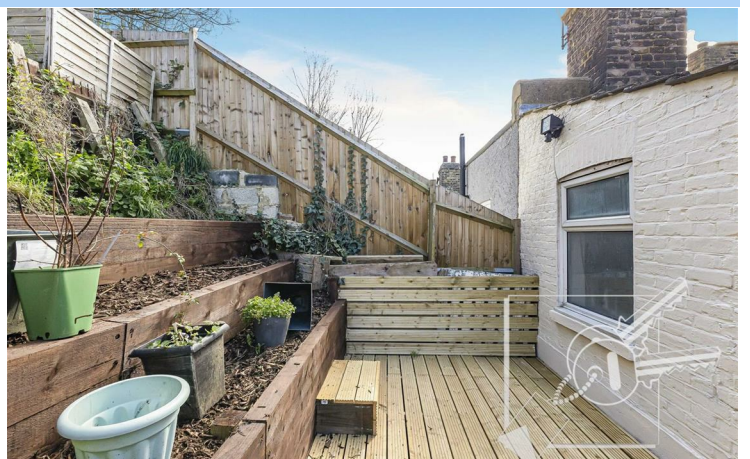
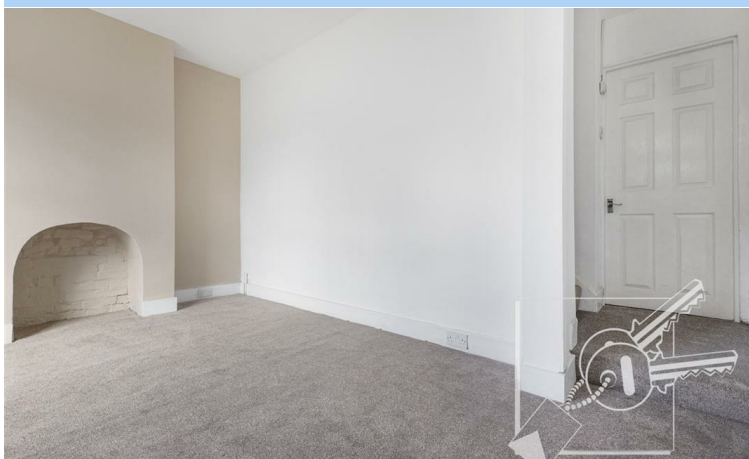


49, Mount Pleasant
Road,

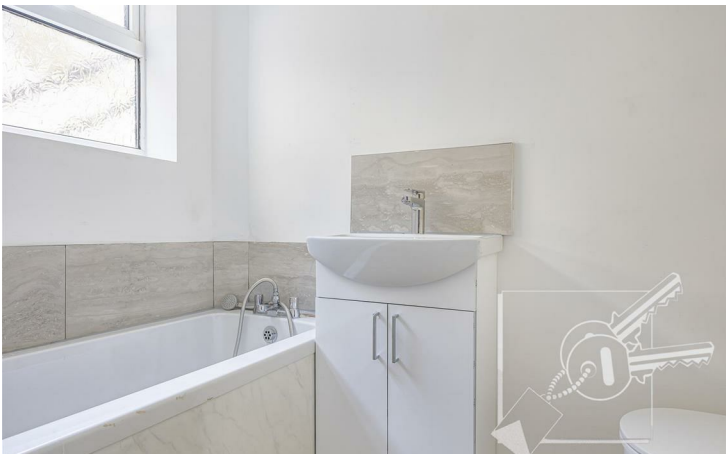
Price Guide:
£300,000 - £320,000



- SOLD BY SEALEYS WALKER JARVIS
- New Fitted Kitchen & Bathroom
- Newly Refurbished
- Immediate Vacant Possession



49 Mount Pleasant Road, Dartford, , DA1 1TD

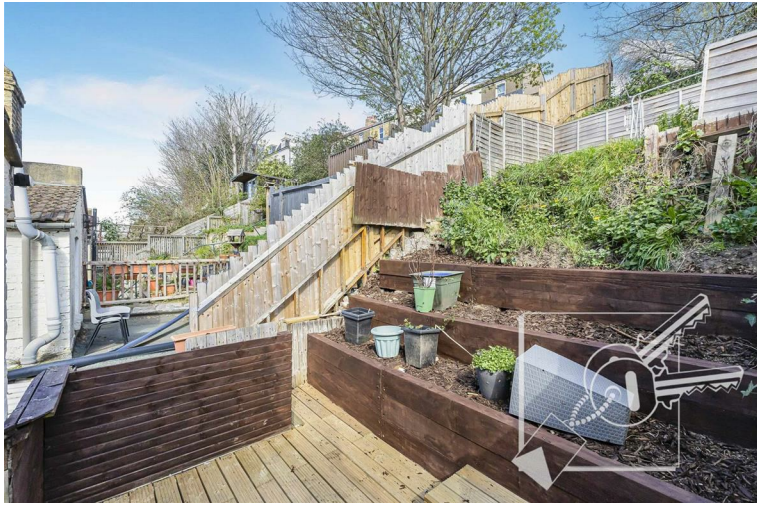


DESCRIPTION:

£300,000 - £320,000

Situated in an elevated position, this two/three bedroom terrace house has recently been totally refurbished, including a new fitted kitchen, new bathroom, carpets and flooring, internal doors, and décor making it move in ready and perfect for a first time buyer. Other benefits include gas central heating and double glazed windows.

Offering immediate vacant possession, viewing is highly recommended.



LOCATION:

Located in the heart of Dartford Town Centre, this location offers an exceptional lifestyle with everything you need practically on the door step or just a short walk away. From cafés, shops and supermarkets to restaurants, leisure facilities, or a trip to the renowned Orchard theatre, daily living becomes effortless. It is also within the catchment area for numerous Ofsted rated primary schools, secondary schools and grammar schools. Dartford Mainline Station and local bus routes are within easy reach making commuting easy. Whether you're grabbing a morning coffee, meeting friends in town, or planning a trip to Bluewater shopping complex, this is an ideal location to live.



FRONTAGE:

Retaining wall and steps leading to front entrance. Gravelled frontage. Wall mounted gas meter.

RECEPTION ROOM:

Front door leading in to the reception room with double glazed window to front, carpet, radiator.

KITCHEN/DINER:

A newly fitted kitchen with a range of wall and base cupboards, built in oven, hob and extractor, concealed boiler within cupboard and wall mounted timing controls, stainless steel sink and drainer, vinyl floor, local tiling. Double glazed window overlooking to rear garden



LOBBY:

Vinyl floor, access to garden and bathroom.

BATHROOM:

A newly renovated room with double glazed window to rear, vinyl flooring. White suite comprising panelled bath, vanity wash basin, low level w.c., tiled splashbacks.

STAIRS/LANDING:

Carpeted stairs leading up to the bedrooms.

BEDROOM 1:

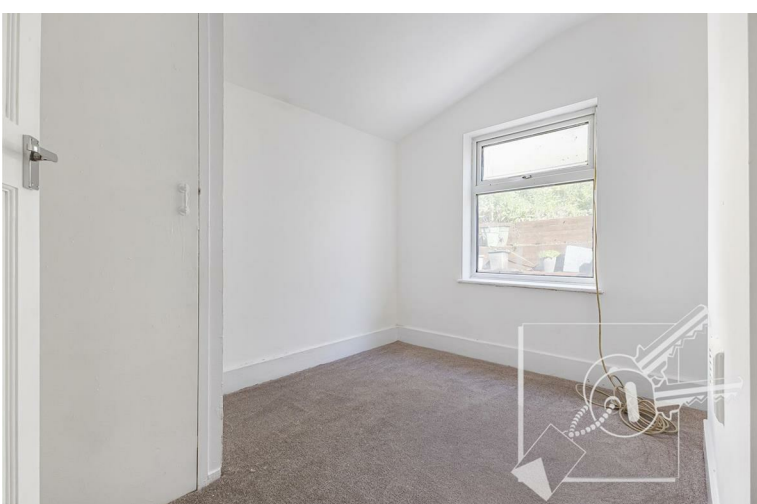
A double room with two double glazed windows to front, carpet, radiator.

BEDROOM 2:

A second double room with double glazed window to rear, carpet, radiator, door to:

BEDROOM 3:

A single room/dressing room with double glazed window to rear, carpet, radiator.





REAR GARDEN:

A banked rear garden offering that all important outside space.

PARKING:

Street parking only.

We understand this is a resident permit holder only street. Permits can be obtained from Dartford Borough Council

TENURE:

Freehold

SERVICES

Mains gas, mains electricity, mains water, mains drainage.

LOCAL AUTHORITY:

Dartford Borough Council

Council Tax Band C

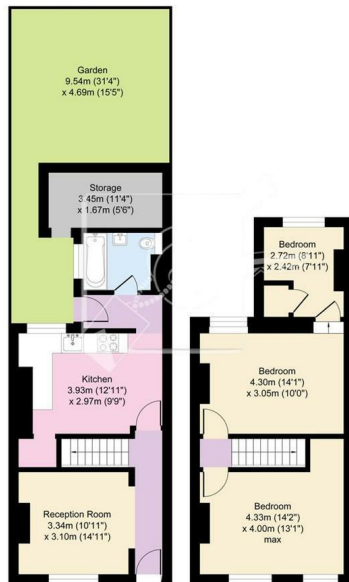
£1563.20 for 2026-2027

Mount Pleasant Road, DA1

Approximate Gross Internal Area
84.9 sq m / 914 sq ft

Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Hargreaves

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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