

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

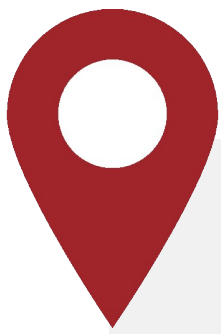
£275,000

Located in

Dartford



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164 Phoenix Place

Dartford Kent DA1 2XB



CASH BUYERS ONLY.... LEASEHOLD HOUSE.... LOW LEASE 45 YEARS..... CASH BUYERS ONLY

GUIDE PRICE £275,000 TO £300,000..... Located in the heart of Dartford this spacious end terrace town house is set over 3 floors. Situated approximately 0.5 miles to Dartford high street and APPROXIMATELY 0.7 MILES TO DARTFORD MAINLINE STATION, this excellent property would make a fantastic investment. The property comprises kitchen with access to the low maintenance garden and W/C to the ground floor, spacious reception room and double bedroom to the first floor with 2 further double bedrooms and a bathroom to the second floor. Offered to the market with NO ONWARD CHAIN, and ideally situated for good schools both primary and secondary including Oakfield Primary School and the SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS. Other benefits include, double glazing, gas central heating, an integral garage and driveway to the front VIEWING RECOMMENDED.

164 Phoenix Place

£275,000 Leasehold



- CASH BUYERS ONLY
- NO ONWARD CHAIN
- CENTRAL DARTFORD LOCATION
- IDEAL FOR SCHOOLS & STATION
- DRIVEWAY AND INTEGRAL GARAGE
- LOW LEASE 45 YEARS
- 3 DOUBLE BEDROOMS
- GUIDE PRICE £275,000 TO £300,000
- SET OVER 3 FLOORS
- EPC RATING COUNCIL TAX BAND C

Approximate Gross Internal Area = 1,104 sq ft / 102.59 sq m
Ground Floor Area (286 sq ft / 26.55 sq m approx.)
First Floor Area (409 sq ft / 38.02 sq m approx.)
Second Floor Area (409 sq ft / 38.02 sq m approx.)
Garage Area (124 sq ft / 11.49 sq m approx.)



PHOENIX PLACE, DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Reduced headroom below 1.5m / 5'0"

Council Tax Band D

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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