

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£325,000

Located in

Dartford



www.livermores.co.uk



375 Princes Road

Dartford DA1 1JT



OFFERS IN THE REGION OF £325,000

Situated on Princes Road in Dartford is this two-bedroom terraced home, offering generous living space and a range of features ideal for first-time buyers, couples and small families.

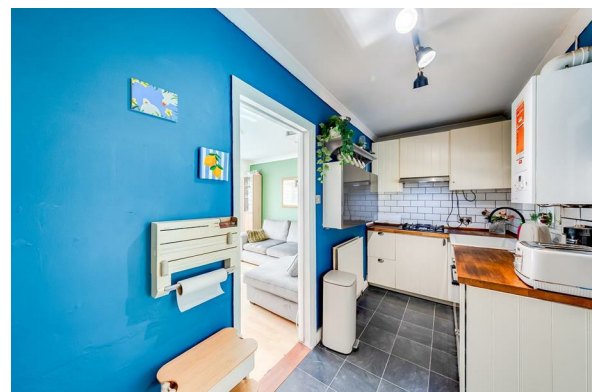
The property benefits from off-street parking, a conservatory providing additional living space and the convenience of a downstairs W.C. To the rear is a sizable garden, complete with an outbuilding, offering useful additional space for storage, a home office or other uses.

The property is also ideally positioned within the Dartford Grammar School catchment area, with convenient access to local amenities, schools and transport links.

Offering plenty of space both inside and out, this home represents an excellent opportunity in a popular Dartford location. Early viewing is highly recommended.

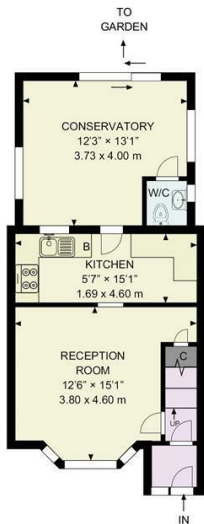
375 Princes Road

£325,000 Freehold

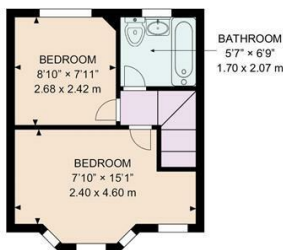


- OFFERS IN THE REGION OF £325,000
- OFF-STREET PARKING WITH ELECTRIC CAR CHARGING POINT
- DOWNSTAIRS W.C.
- SIZABLE REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM TERRACED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- OUTBUILDING
- CONSERVATORY
- COUNCIL TAX BAND 'C', EPC RATING 'C'

Approximate Gross Internal Area = 532 sq ft / 49.38 sq m
Ground Floor Area (266 sq ft / 24.69 sq m approx.)
First Floor Area (266 sq ft / 24.69 sq m approx.)
Conservatory Area (161 sq ft / 14.92 sq m approx.)



Ground Floor



First Floor

PRINCES ROAD DARTFORD 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.

© airvideography.com. Unauthorised reproduction prohibited.

Reduced headroom below 1.5m / 5'0"

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) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Hythe Street
Dartford
Kent
DA1 1BE



dartford@livermores.co.uk
01322 228090
www.company.co.uk