

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£300,000

Located in

Dartford



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



# 48 Malt Kiln Place

Dartford Kent DA2 6FW



GUIDE PRICE £300,000 TO £325,000 This well presented two-bedroom FREEHOLD COACH HOUSE, ideally situated on this popular modern development. Located on the first floor with it's OWN PRIVATE ENTRANCE and integral garage. On the first floor you will find a spacious open plan living area with dual aspect windows, making it a lovely light room with two well-proportioned bedrooms, with the MASTER BEDROOM WITH ENSUITE SHOWER for added convenience and privacy. The second bathroom is also well-appointed, ensuring that all your needs are met. Situated just yards from Stone Secondary School and ideally located for the M25 & A2 this property will make a fantastic first home or investment. INTERNAL VIEWING HIGHLY RECOMMENDED.



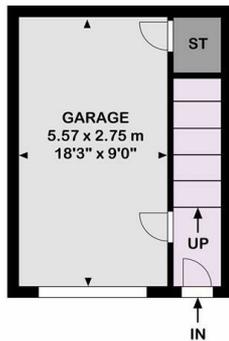
# 48 Malt Kiln Place

£300,000 Freehold



- GUIDE PRICE £300,000 TO £325,000
- OWN PRIVATE ENTRANCE
- ENSUITE TO MASTER
- FAMILY BATHROOM
- EXCELLENT FOR LOCAL SCHOOLS
- FREEHOLD COACH HOUSE
- 2 BEDROOMS
- OPEN PLAN LIVING AREA
- INTEGRAL GARAGE
- EPC RATING C COUNCIL TAX BAND D





Ground Floor



First Floor

### Malt Kiln Place DA2

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. 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, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. Powered by airvideography.com

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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