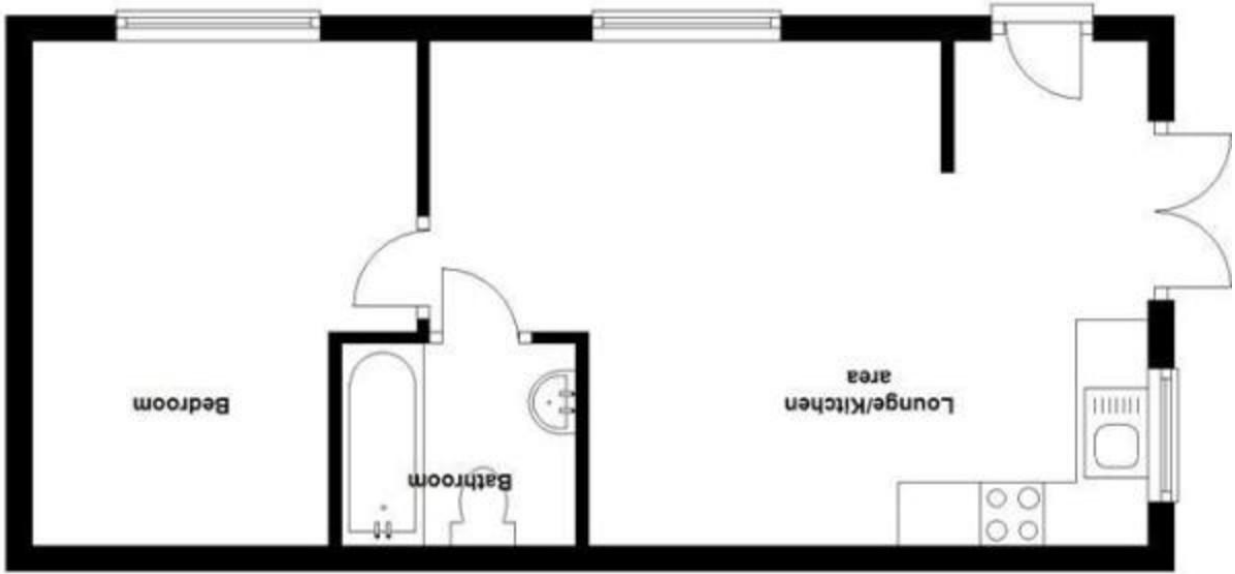
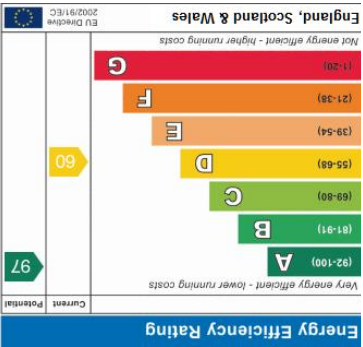
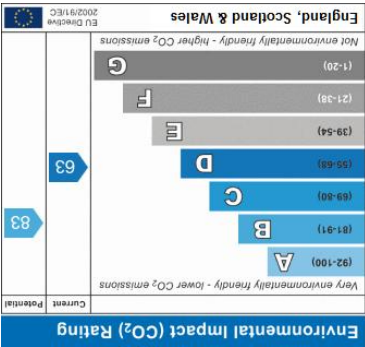


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor



**LIVERMORES**  
THE ESTATE AGENTS

1A WALDECK ROAD, DARTFORD, KENT, DA1 1UA  
GUIDE PRICE £235,000-£250,000







Guide Price £275,000 to £300,000. A unique one bedroom DETACHED BUNGALOW situated within easy reach of the town centre and station. The property would be suitable for investor buyers as well as owner occupiers. The accommodation comprises open plan lounge with an adjoining kitchen area, bathroom, one double bedroom and garden. Features include double glazing, electric central heating and NO CHAIN. Viewing highly recommended.

#### LOUNGE/LIVING AREA

19' x 13' (5.79m x 3.96m) Spacious open plan living area, double glazed window to front, radiator, carpet.

#### KITCHEN AREA

Open plan with living area, matching range of wall and base units, single drainer sink unit with mixer tap, built in oven and hob, integrated fridge, double glazed window to side. Double glazed doors to garden.

#### BATHROOM

Matching suite comprising enclosed panelled bath with shower mixer tap with shower curtain, low level WC, wash hand basin in vanity unit, vinyl flooring, part tiled splash backs.

#### GARDEN

Approximately 20' easy to maintain, side access.

#### TENURE

We have been advised the property is freehold.

#### AGENTS NOTE

RETIREMENT BUYERS - may wish to consider purchasing this property because it is FREEHOLD and therefore there will be no reducing lease term, service charge and ground rent.

INVESTORS - we have been advised that this property was previously let at £800 pcm but we believe that the property would achieve in the region of £850 pcm to £900 pcm now.



#### DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.

