



27, St. Albans Road, Dartford, DA1 1TF £295,000



- Two Bedroom End of Terrace House
- Ground Floor Bathroom

- Separate Lounge & Dining Rooms
- No Onward Chain





# 27 St. Albans Road, Dartford, Kent, DA1 1TF







# **LOCATION DESCRIPTION**

St. Albans Road is a residential street located in the heart of Dartford, and is situated just a short walk away from the town centre. The street is lined with traditional terraced houses, and is a quiet and peaceful residential area. The location is convenient for access to local amenities, including shops, restaurants, and public transport links.

Dartford is a thriving town with a range of attractions, including the famous Dartford Crossing, which provides access to the north of England. Other local attractions include the Dartford Museum, Central Park, and the Orchard Theatre. The town also has a shopping centre, which is home to a variety of high street stores and independent retailers. Additionally Bluewater Shopping Centre is just a short drive away for shopping and movie theatres.







# **PROPERTY DESCRIPTION**

A two bedroom end of terrace house, offered for sale with immediate vacant possession, meaning no onward chain. An ideal step onto the property ladder for a first time buyer. The ground floor comprises lounge, separate dining room - leading to the kitchen and a ground floor bathroom. Upstairs are two double bedrooms each with feature fireplaces. There is decent size garden to the rear, offering that all important outside space. Other benefits includes Gas Central Heating and Double Glazing. Offering potential for improvement, with some thought and imagination this property could make a lovely home.

### **ENTRANCE**;

Upvc front door leading into:

### **RECEPTION 1**

# 3.45m x 3.37m (11'3" x 11'0")

Double glazed window to front, radiator, carpet, fitted cupboard housing electrical consumer unit and electricity meter. Access to:

#### **RECEPTION 2**

# 3.65m x 3.45m (11'11" x 11'3")

Double glazed window to rear, carpet, radiator, under stair storage cupboard, alcove cupboard with shelving above. Access to:

#### **KITCHEN**

### 3.05m x 1.76m (10'0" x 5'9")

Double glazed window to side, vinyl flooring, local tiling. Fitted with beech effect wall and base cupboards, rolled top work surfaces, stainless steel one and a half bowl sink and drainer. Gas and electric cooker points. Access to:

#### LOBBY:

Double glazed door to garden. Built in cupboard housing main boiler for hot water and central heating, with controls, hot water cylinder and immersion heater.

# **BATHROOM**

# 2.19m x 1.76m (7'2" x 5'9")

Double glazed window to rear, vinyl flooring, radiator. White suite comprising panelled bath with vintage style shower mixer taps and local tiling, pedestal wash basin with tiled splash backs and low level w.c..

# STAIRS/LANDING:

Carpeted staircase leading to first floor, access to loft.

#### **BEDROOM 1**

# 3.43m x 3.37m (11'3" x 11'0")

Double glazed window to front, carpet, radiator, feature fireplace, alcove cupboard with hanging and shelving space.

# BEDROOM 2

# 3.66m x 2.62m (12'0" x 8'7")

Double glazed window to rear, carpet, radiator, feature fireplace. Built in cupboard over the stairwell.







There is a decent size garden to the rear, walled one side and fenced to other. Chain link fence to rear, timber shed. Mostly laid to grass. Side access.

# **LOCAL AUTHORITY**

**Dartford Borough Council** 

Council Tax Band C - £1,857.01 2023- 2024

### **TENURE**

Freehold

### **SERVICES:**

Gas, Electricity, Mains Drainage, Mains Water.

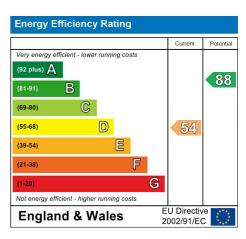
# **ESTAIMATED BROADBAND SPEEDS:**

Standard 16 mbps Superfast 78 mbps Ultrafast 1000 mbps SOURCE - SPRIFT



**Ground Floor** 





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