



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	35
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**PERRY STREET**  
**DARTFORD**

Guide Price £230,000

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



£230,000 - £250,000

Offered to the market is this two bedroom ground floor maisonette. The property itself is surrounded by local transport links as well as local schools and amenities. The property suites a first time buyer looking to take that first step onto the property ladder, or buy to let investor due to an affordable price range and great rental potential.

The property offers as mentioned two bedrooms, both of which are of good size with space for wardrobes in the master bedroom. The lounge is of a good size and offers a conservatory extending to the rear of the property offering a potential dining area freeing up the main reception room. The kitchen offers space for the chef in the family to show of their culinary skills.

Outside is the garden ideal for those looking for outside space to gather with friends and family.

There is also off street parking.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## PERRY STREET

DARTFORD

- Detached Ground Floor Maisonette
- Two Bedrooms
- Lounge With Conservatory
- Kitchen Off Hallway
- Area: 700 Sq.Ft
- Private Rear Garden
- EPC: E 51
- Off Street Parking
- Transport Links Close By
- Shop Walking Distance Away

