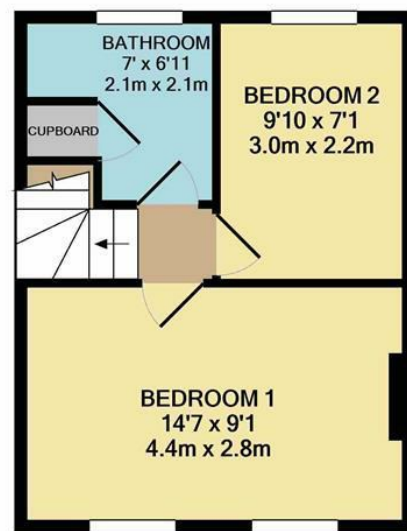
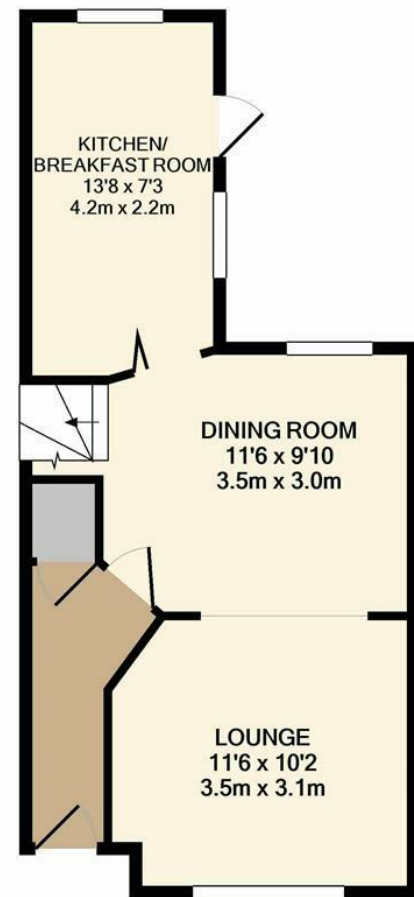


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 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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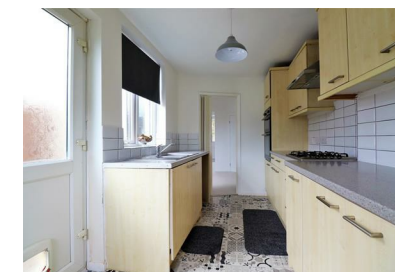
16 Market Street, Dartford, Kent, DA1 1ET

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Estate Agents

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www.anthonymartin.co.uk

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



OFFERED WITH NO ONWARD CHAIN. Tucked away in a quite cul de sac in the east of Dartford, is this beautiful two bedroom terrace house. Internally the home benefits from two reception rooms allowing plenty of light to fill your living space. Beyond is the large kitchen/breakfast room with fully fitted wall and base units and space for appliances. The first floor landing allows you access into both sizeable bedrooms and the contemporary bathroom, which has a modern white suite and shower attachment. The rear garden is a very good size and a great spot to enjoy the sun. To the front you have the potential to have off street parking (STLP)

Located less than 1 mile from Dartford train station makes this property fantastic for commuters or someone looking for their first home. With an abundance of good schools nearby, education is covered for all ages. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertaining, shopping and restaurants to keep you busy and is only a 10 minute drive away. Ebbsfleet International Train Station is 20 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

Call Anthony Martin Estate Agents to view today. EPC rating

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

IVY CLOSE

DARTFORD

- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Upstairs Bathroom
- Generous Size Rear Garden
- Driveway To Front (STLP)
- Offered With No Onward Chain
- Close To Town Centre & Mainline Station

