

2 Bed Semi-Detached In Gravesend Kent, Gravesend, DA11 9EF £330,000





SHORT DESCRIPTION

Property Ref: 14642 Full description... Immaculately Presented Two Bedroom Semi Detached House in a quiet cul-de-sac, Located on the popular Maritime Development Spacious Lounge with French Doors to private rear garden. Modern kitchen, with integrated oven and hob. Downstairs Cloakroom. On the first floor, there are two double bedrooms, and bathroom. Externally to the front, there is a drive, with a garage and a private rear garden. Potential to also to extend and convert the garage as well as potential to extend to the rear of the property to add a third bedroom or additional accommodation subject to planning approval. ACCOMMODATION; Entrance Hall Lounge; Super modern kitchen with double glazed French Doors leading to rear garden and patio. Kitchen; Double glazed window to the front, Range of wall and base units, Stainless Steel Integrated oven, Hob, and Extractor fan. Sink with drainer. Space for Fridge/Freezer and washing machine. Downstairs Cloakroom; Double glazed window to the front, white WC and Sink. Radiator First Floor - Bedroom 1; Double glazed window to front, radiator. Bedroom 2; Double Glazed window to the rear, radiator. Bathroom; Double glazed window to the side, white bath with shower mixer tap, white WC, and sink. Front; Small front garden and driveway for two cars, plus a garage to the side... Garage; 18' 6" x 9' 2" With power and light and door leading to rear garden Rear Garden; Southerly Facing Private rear garden and patio. LOCATION; Walking distance to Gravesend Town Centre Links to the M25, A2, and Ebbsfleet station for high speed links close by. Excellent local schools, ADDITIONAL INFORMATION; Property Type: Semi-detached Full selling price: £330000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: C EPC rating: C Measurement: 678.126 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Gas Central Heating, Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

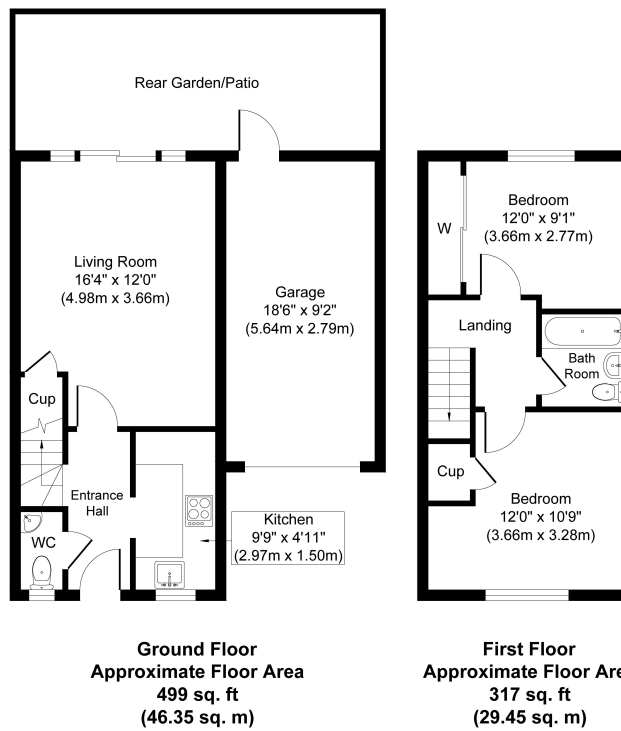
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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