

#### 99Home Ltd.

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# 2 Bed Semi-Detached In Gravesend Kent, Gravesend, DA11 9EF











### 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 ------



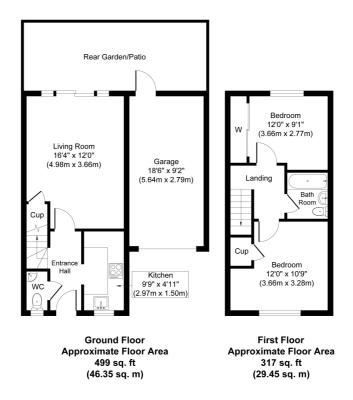




## **FLOOR PLAN**

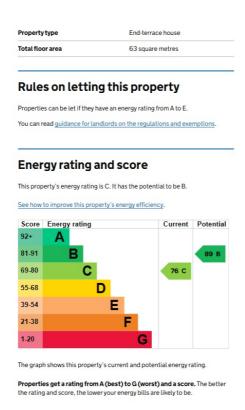
Illustrations are for identification purposes only and are not to scale.

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.



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