

2 Bed Semi-Detached In Mermaid Close , Gravesend, DA11 9EF £1,500 Monthly





SHORT DESCRIPTION

Property Ref: 2757 Full description... IMMACULATE THROUGHOUT - MUST SEE OPPORTUNITY, AVAILABLE IMMEDIATELY, SHORT TERM SIX MONTHS TERM- 2 BEDROOM SEMI DETACHED HOUSE in a quiet cul de sac, located on the popular Maritime Development with links to the M25, A2, and Ebbsfleet station close by. Spacious Lounge with French Doors to private rear garden. Modern kitchen, with integrated oven and hob. Downstairs Cloakroom. On the first floor, there are 2 double bedrooms, and bathroom. Externally to the front, there is a drive, with a garage and a private rear garden. No pets. UNFURNISHED. 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 Rear Garden; Private rear garden and patio. Services; Mains electricity, water, drainage & gas. Property Type: Semi-detached Full Renting price: £1500.00 Pricing Options: Guide Price Tenure: 6 months Council tax band: C EPC rating: C Measurement: 678.126 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway Heating Type: Gas Central Heating -----

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

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		88	(81-91) B	87	
(69-80) C	73		(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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