



**34 ARTILLERY ROW**  
**GRAVESEND**

**Asking Price £300,000**

- Chain Free
- Off Road Parking
- Access from Rear

- Close to Station
- Close to Town Centre
- En-Bloc Garage

## ABOUT

We are now marketing this 3 bedroom property situated on Artilery Row. The property has a large lounge and kitchen downstairs with the bathroom and bedrooms upstairs. This home is a short walk from both the town centre as well as Gravesend Train Station. Also, the local Gurdwara is a stones throw away.

Please call us at Miles and Barr to arrange your viewing.

## LOCATION

Gravesend includes the river frontage from the PLA site in Royal Pier Road, eastwards as far as the lock and Canal Basin.

Chantry heritage centre which is close by and is one of the town's most striking features, New Tavern Fort; built in 1779/80, a poignant reminder of the role long played by Gravesend in the defence of the realm, as are the indicators of the Tudor blockhouse near the Canal Basin and the remains of another in front of the Royal Clarendon Hotel.

Gravesend is an ancient town in North West Kent situated 21 miles south-east of Charing Cross (central London) on the south bank of the Thames Estuary and opposite Tilbury in Essex.

High Speed train services via Gravesend and Ebbsfleet International railway stations have made the area more accessible over the recent years along with fantastic road links via the A2.

## DESCRIPTION

Ground Floor

Porch

Lounge 15'0 x 13'1 (4.57m x 3.99m)

Kitchen 15'0 x 10'4 (4.57m x 3.15m)

First Floor

Bedroom 9'1 x 6'2 (2.77m x 1.88m)

Bedroom 11'9 x 8'10 (3.58m x 2.69m)

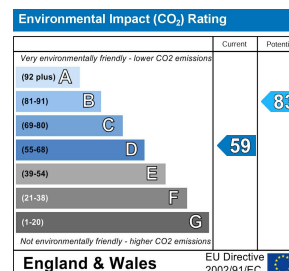
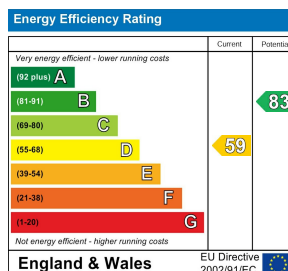
Bedroom 8'11 x 8'0 (2.72m x 2.44m)

Bathroom 7'0 x 5'8 (2.13m x 1.73m)



199 Parrock Street, Gravesend, DA12 1EW

t. 01474 333266 e. gravesend@milesandbarr.co.uk



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website.