



THE  
HOMES  
GROUP



Springhead Road, Gravesend, DA11 9QY  
Guide price £300,000 - £350,000 Freehold

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Guide Price £300,000 - £325,000. The Homes Group are delighted to present to the market this two/three bedroom Victorian style end of terrace house located within 0.8 miles of Northfleet Station and 1.1 miles of Ebbsfleet International Station which the High Speed Services into London St Pancras.

The accommodation comprises of a 25'6 x 13'1 living/dining room, an 11'2 x 7'4 kitchen and a ground floor bathroom which boasts a roll-top bath. On the first floor are the 13'2 x 11'6 main bedroom and the 13'1 x 10'5 second bedroom which provides access to the 11'6 x 7'5 third bedroom. There is also a 55' garden to the rear.

#### **Porch**

#### **Living/Dining Room**

25'6 x 13'1 (7.77m x 3.99m)

#### **Kitchen**

11'2 x 7'4 (3.40m x 2.24m)

#### **Lobby**

#### **Ground Floor Bathroom**

#### **Landing**

#### **Bedroom One**

13'2 x 11'6 (4.01m x 3.51m)

#### **Bedroom Two**

13'1 x 10'5 (3.99m x 3.18m)

#### **Bedroom Three**

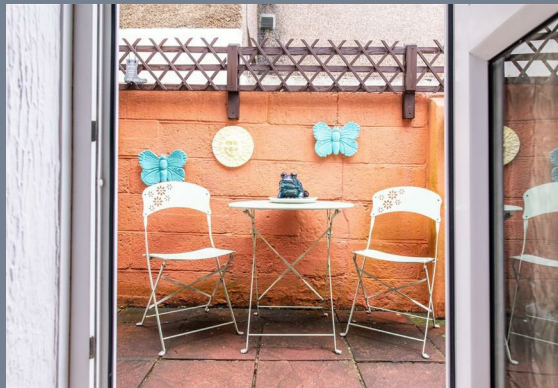
11'6 x 7'5 (3.51m x 2.26m)

#### **Garden**

55 (16.76m)

#### **Tenure: Freehold**

#### **Council Tax: Band B**





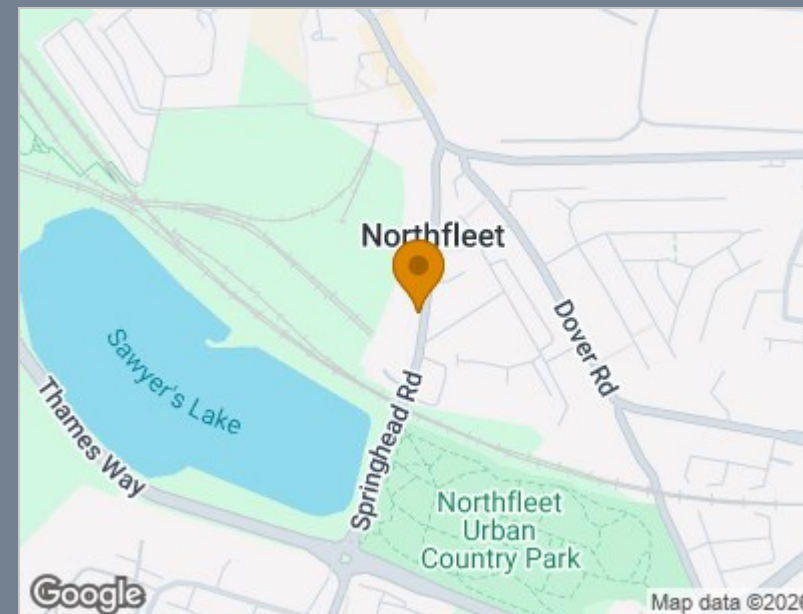
Ground Floor



First Floor



Total area: approx. 85.1 sq. metres (915.8 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 75        |
| (55-68) <b>D</b>                            | 55                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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