

Nelson Road, Gravesend, DA11 7EF
Guide Price £260,000 - £280,000 Freehold



Guide Price £260,000 - £280,000 The Homes Group are delighted to present to the market this well presented two double bedroom terrace house offered with no chain. The home is located within a short walk of numerous local shops & amenities. Accommodation includes a 22' living room, extended kitchen, ground floor bathroom with the two bedrooms, both benefitting from 9' ceilings, on the first floor. Externally is a low maintenance garden with Summerhouse. In our opinion this house would be the perfect first home, or buy to let opportunity.

Living Room

22'4 x 9'10 (6.81m x 3.00m)

Kitchen/Diner

10'4 x 10'9 (3.15m x 3.28m)

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Landing

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)

Bedroom Two

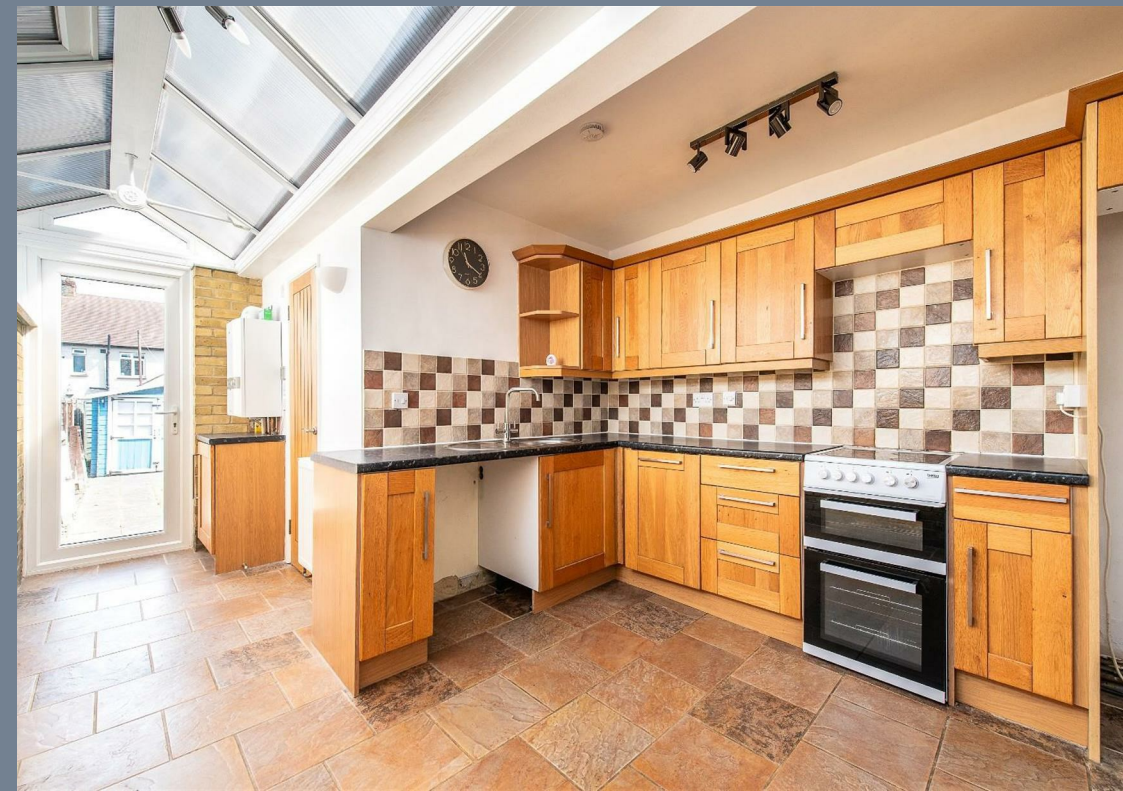
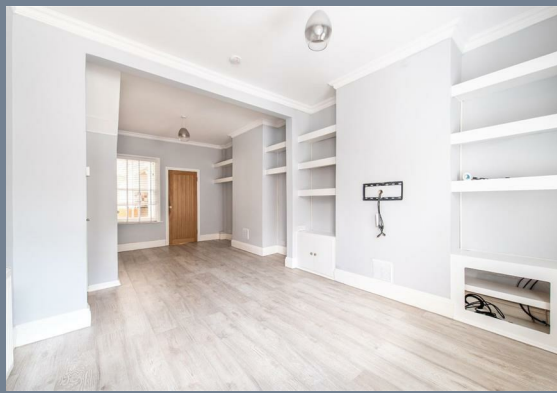
11'3 x 8'3 (3.43m x 2.51m)

Garden

30' to summerhouse (9.14m to summerhouse)

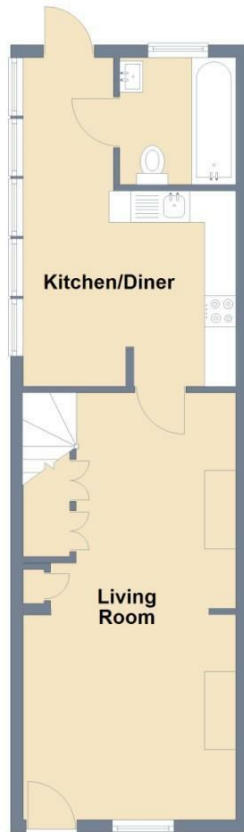
Tenure: Freehold

Council Tax: Band B





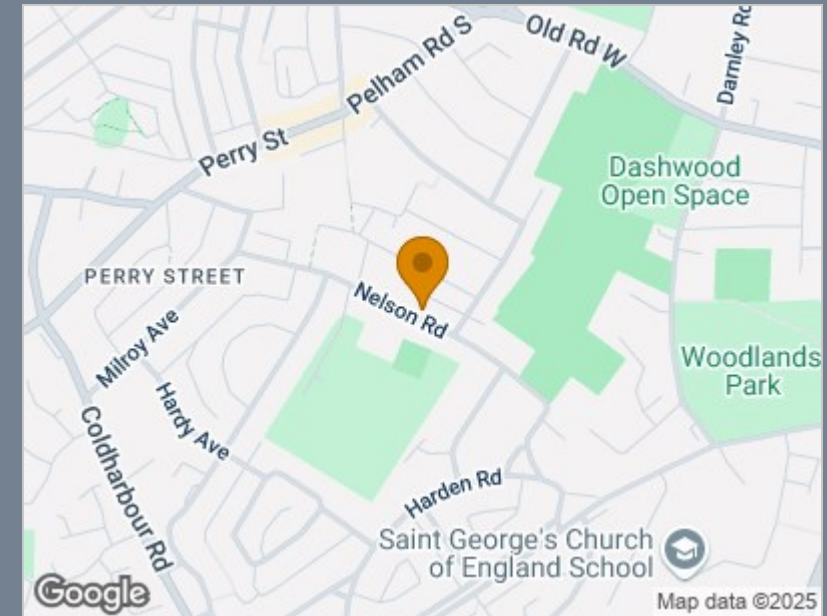
Ground Floor
Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor
Approx. 23.1 sq. metres (248.8 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.