



Barr Road, Gravesend, DA12 4DX

Guide price £325,000 - £350,000 Freehold

£325,000 - £350,000. The Homes Group are delighted to present this three bedroom 1930's style family home which is offered with no forward chain and benefits from a 100' rear garden and a detached garage to the rear.

The accommodation comprises of an enclosed porch, entrance hall, a 25'9 x 11'8 living/dining room and an extended 14'3 x 6'6 kitchen on the ground floor. Upstairs there are three bedrooms, bedroom one is 13'10 x 8'9 to the wardrobes, bedroom two is 11'7 x 9' to the wardrobes and the third bedroom is 6'7 x 6'4. There is also a bathroom on the first floor.

The 100' garden to the rear has a garden shed and a 16'7 x 9'7 detached garage which is accessed by the road to the rear.

Enclosed Porch

Entrance Hall

Living/Dining Room

25'9 x 11'8 (7.85m x 3.56m)

Kitchen

14'3 x 6'6 (4.34m x 1.98m)

Landing

9'10 x 5'10 (3.00m x 1.78m)

Bedroom One

13'10 x 8'9 to wardrobes (4.22m x 2.67m to wardrobes)

Bedroom Two

11'7 x 9' to wardrobes (3.53m x 2.74m to wardrobes)

Bedroom Three

6'7 x 6'4 (2.01m x 1.93m)

First Floor Bathroom

Rear Garden

100' (30.48m)

Detached Garage to Rear

16'7 x 9'7 (5.05m x 2.92m)

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)

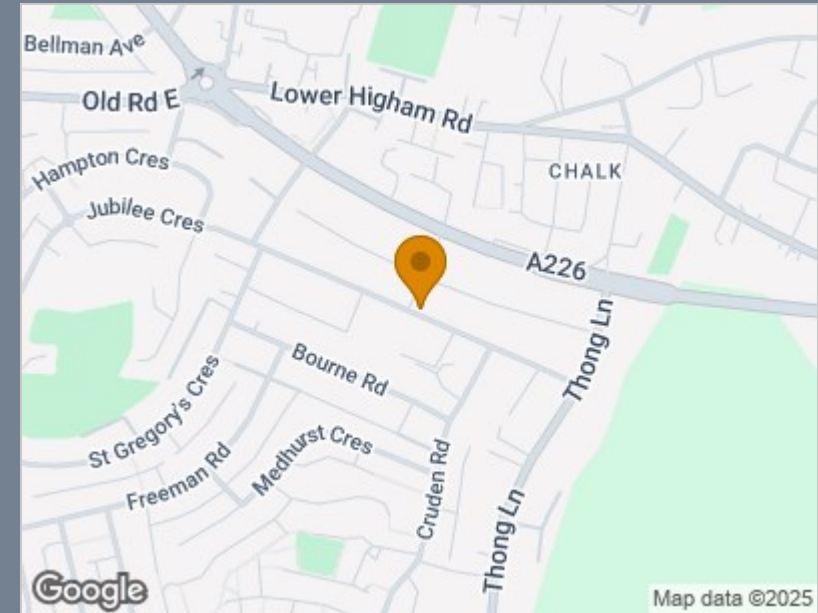


First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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.

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