



St. Gregorys Crescent, Gravesend, DA12 4JN  
Guide price £325,000 - £350,000 Freehold





Guide Price £325,000 - £350,000. The Homes Group are delighted to offer to the market this three bedroom family home which is offered with no forward chain, new flooring throughout and off street parking to front.

The accommodation comprises of an entrance hall, a 15'6 x 10'10 living room, a 14'3 x 10'7 kitchen/diner and utility room on the ground floor. Upstairs there are three good bedrooms and a bathroom.

To the rear is a 60' garden which has an office/games room and pedestrian access to the playing fields to the rear.

#### **Entrance Hall**

#### **Living Room**

15'6 x 10'10 (4.72m x 3.30m)

#### **Kitchen / Diner**

14'3 x 10'7 (4.34m x 3.23m)

#### **Utility Room**

10'4 x 4' (3.15m x 1.22m)

#### **Landing**

8'4 x 6' (2.54m x 1.83m)

#### **Bedroom One**

14'7 x 10'6 (4.45m x 3.20m)

#### **Bedroom Two**

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

#### **Bedroom Three**

10'4 x 7' (3.15m x 2.13m)

#### **Bathroom**

8' x 5'5 (2.44m x 1.65m)

#### **Rear Garden**

60' (18.29m)

#### **Tenure - Freehold**

#### **Council Tax - Band C**







### Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)

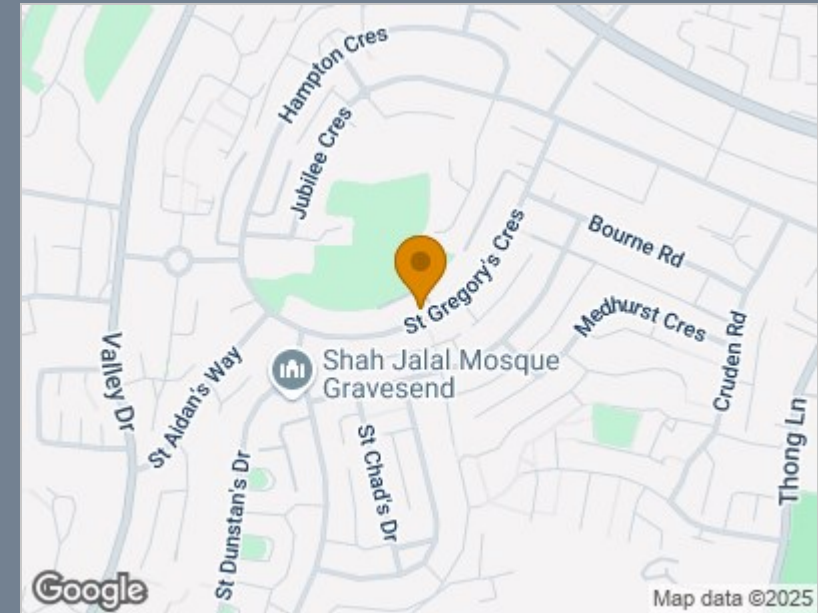


### First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(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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