



Lanes Avenue, Gravesend, DA11 7HR

Guide price £350,000 - £375,000    Freehold



Guide Price £350,000 - £375,000. The Homes Group are delighted to present to the market this three bedroom semi-detached family home which benefits from two separate reception rooms, a modern kitchen, first floor bathroom, an 80' garden and potential for off road parking to the front (subject to planning consent)

The property is located for both Shears Green and Cecil Road Primary Schools, St Georges Senior School, as well as local shops and supermarkets. The A2 is a couple of minutes drive away and there are bus routes into Gravesend Town Centre and Bluewater plus Gravesend Railway station provides a 30 minute journey into London St Pancras via the High Speed service.

#### Entrance Hall

11'10" x 6'10" (3.61m x 2.08m)

#### Dining Room

11' x 9'10" (3.35m x 3.00m)

#### Living Room

14'2" x 12'7" (4.32m x 3.84m)

#### Kitchen

12'7" x 7'6" (3.84m x 2.29m)

#### Landing

11'9" x 9'4" (3.58m x 2.84m)

#### Bedroom One

13'1" x 10'7" (3.99m x 3.23m)

#### Bedroom Two

11' x 9'10" (3.35m x 3.00m)

#### Bedroom Three

9'7" x 8'8" (2.92m x 2.64m)

#### Bathroom

#### Rear Garden

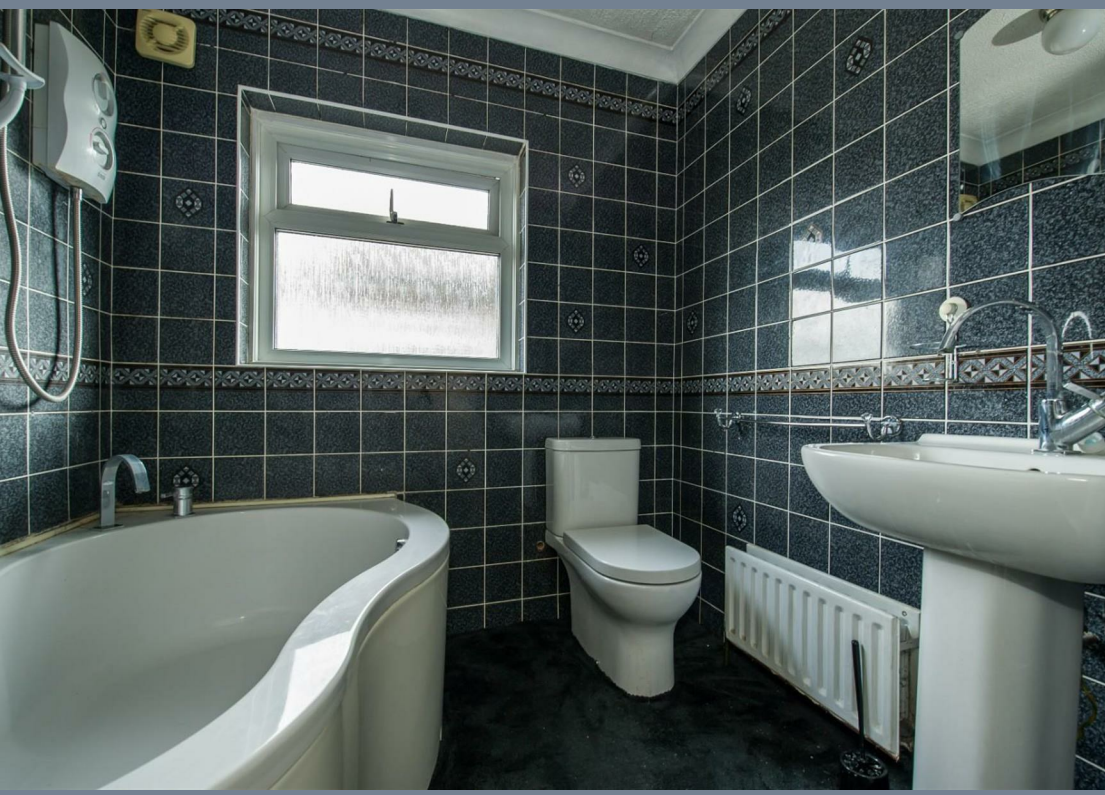
80' (24.38m)

#### Front Garden

#### Tenure - Freehold

#### Council Tax - Band C





## Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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 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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