



THE  
HOMES  
GROUP



Preston Road, Gravesend, DA11 8DE  
Asking price £325,000 Freehold



The Homes Group are delighted to present to the market this three bedroom semi-detached house located within close proximity of the Perry Street area of Northfleet.

The accommodation comprises of an entrance hall, 14'7 x 12'2 living room, a 9'7 x 8'8 kitchen, a ground floor bathroom and a 10' x 5'1 dining room / study to the rear.

There are three bedrooms on the first floor with the main bedroom measuring 15'2 x 11'10 and a 36' garden to the rear.

Please note that this property is of concrete construction.

#### Entrance Hall

#### Living Room

14'7 x 12'2 (4.45m x 3.71m)

#### Kitchen

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

#### Ground Floor Bathroom

#### Dining Room

10' x 5'11 (3.05m x 1.80m)

#### Landing

#### Bedroom One

15'2 x 11'10 (4.62m x 3.61m)

#### Bedroom Two

12'9 x 7'1 (3.89m x 2.16m)

#### Bedroom Three

9'8 x 7'8 (2.95m x 2.34m)

#### Rear Garden

36' (10.97m)

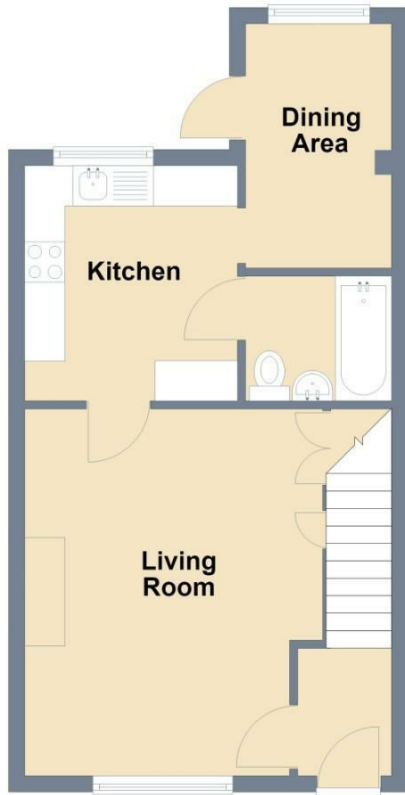
Tenure - Freehold

Council Tax - Band C





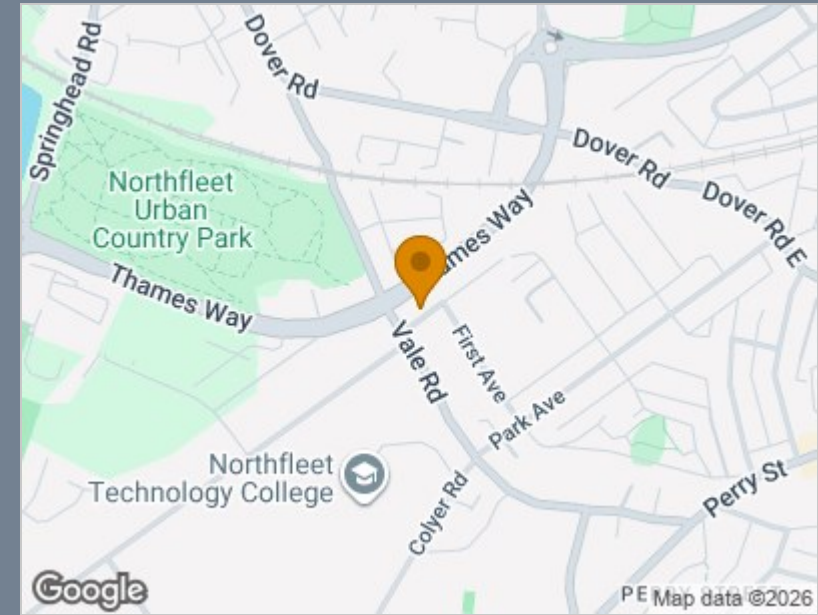
### Ground Floor



### First Floor



Total area: approx. 72.5 sq. metres (780.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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