



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

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The Homes Group are delighted to offer to the market this three bedroom end of terrace family home located in Gravesend. The house is situated within a mile of four primary schools and Gravesend Grammar School plus it is within close proximity of local shops and amenities along Valley Drive and at Riverview Park.

The accommodation comprises of an entrance hall, a 16' x 11' living room, a 16' x 10'6 kitchen/diner, a utility room, three bedrooms and first floor bathroom and separate WC.

To the rear is a 55' garden which backs on to playing fields and potential for off road parking subject to landscaping and planning consents.

This property also has the added benefit of being offered with no forward chain.

Our seller has applied for probate and awaits the grant. For more information please contact The Homes Group

Please also note that the owners of this property are a relative of a member of staff at The Homes Group.

#### Entrance Hall

#### Living Room

16' x 11' (4.88m x 3.35m)

#### Kitchen/Diner

16' x 10'6 (4.88m x 3.20m)

#### Utility Room

10'6 x 6'4 (3.20m x 1.93m)

#### Landing

#### Bedroom One

14'7 x 11'2 (4.45m x 3.40m)

#### Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)

#### Bedroom Three

9'9 x 7'7 (2.97m x 2.31m)

#### Bathroom

#### Separate W.C.

#### Rear Garden

#### Front Garden

#### Tenure - Freehold

#### Council Tax - Band C





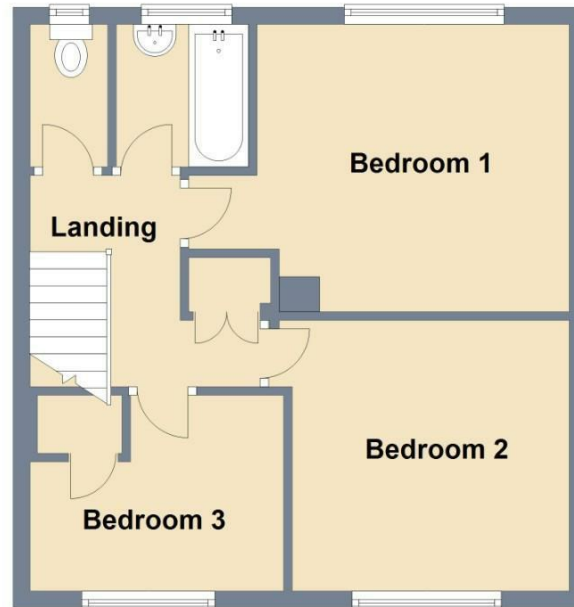
### Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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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