



THE
HOMES
GROUP



Marling Way, Gravesend, DA12 4DW
Guide price £375,000

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The Homes Group are delighted to offer to the market this 'Billings' built, two double bedroom semi-detached bungalow located on the popular Riverview Park development in Gravesend.

The accommodation, which is on the ground floor only, is accessed from the enclosed porch to the side of the bungalow which leads into a wide entrance hall. From the hallway there are doors to the two double bedrooms at the front of the property, a door to the contemporary shower / wet room, access to the fitted kitchen and a door to the living room which opens into the conservatory that overlooks the garden.

The rear garden is approximately 60' at the longest point and is stocked with an array of trees, shrubs and plants. There is also a 10' x 10' summerhouse at the end of the garden which has power and light.

Porch

Entrance Hall

Living Room

15'10" x 12' (4.83m x 3.66m)

Conservatory

12'3" x 11'1" (3.73m x 3.38m)

Kitchen

11' x 10'2" (3.35m x 3.10m)

Bedroom One

12'10" x 11' (3.91m x 3.35m)

Bedroom Two

11'7" x 10' to wardrobes (3.53m x 3.05m to wardrobes)

Shower Room

7'10" x 5'10" (2.39m x 1.78m)

Rear Garden

60' (18.29m)

Summer House

10' x 10' (3.05m x 3.05m)

Front Garden





Ground Floor
Approx. 81.6 sq. metres (877.9 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 64 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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