



Peacock Street, Gravesend, DA12 1EF  
Guide price £300,000 Freehold

The Homes Group are delighted to present to the market this large Victorian style three-bedroom terrace property. Set in a very popular location less than half a mile from the mainline Gravesend Station with regular services to London, and Gravesend town centre, this house could make the perfect first purchase or Buy-to-Let investment.

Benefits include: Three double bedrooms, two large reception rooms, 14'8 fitted kitchen, ground floor bathroom with white suite, double glazing, central heating, rear garden and front yard

The layout of the rooms as below:

**Entrance porch**

**Entrance hall**

**Living room**

11'8 x 11'4 (3.56m x 3.45m)

**Dining room**

12'1 x 8'8 (3.68m x 2.64m)

**Kitchen**

14'8 x 9'1 (4.47m x 2.77m)

**Rear lobby**

**Bathroom**

8'1 x 6'4 (2.46m x 1.93m)

**Landing**

**Bedroom one**

14'10 x 11'11 (4.52m x 3.63m)

**Bedroom two**

12'1 x 8'9 (3.68m x 2.67m)

**Bedroom three**

14'7 x 9'0 (4.45m x 2.74m)

**Rear Garden**

**Tenure: FREEHOLD**

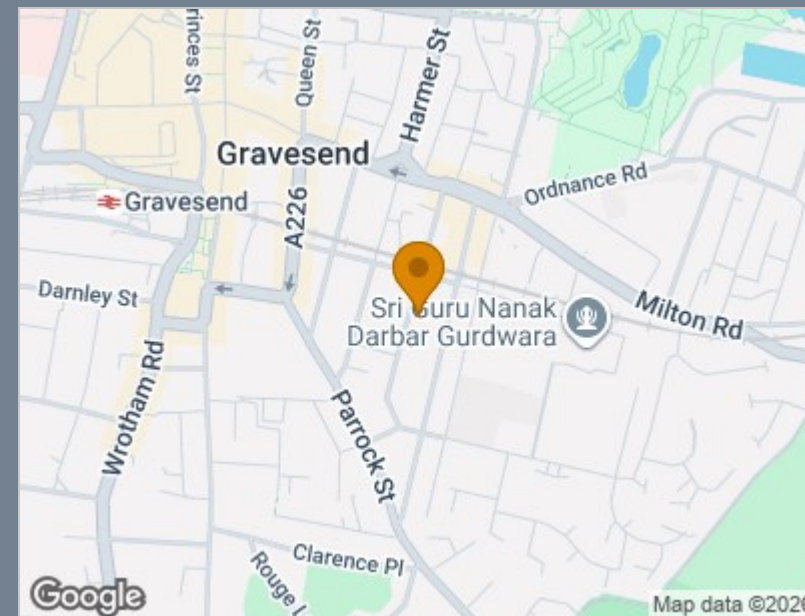
**Council tax: BAND C**







Total area: approx. 96.4 sq. metres (1038.1 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (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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