



Nelson Road, Gravesend, DA11 7EF
Guide Price £260,000 - £280,000 Freehold

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Guide Price £260,000 - £280,000 The Homes Group are delighted to present to the market this well presented two double bedroom terrace house offered with no chain. The home is located within a short walk of numerous local shops & amenities. Accommodation includes a 22' living room, extended kitchen, ground floor bathroom with the two bedrooms, both benefitting from 9' ceilings, on the first floor. Externally is a low maintenance garden with Summerhouse. In our opinion this house would be the perfect first home, or buy to let opportunity.

Living Room

22'4 x 9'10 (6.81m x 3.00m)

Kitchen/Diner

10'4 x 10'9 (3.15m x 3.28m)

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Landing

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)

Bedroom Two

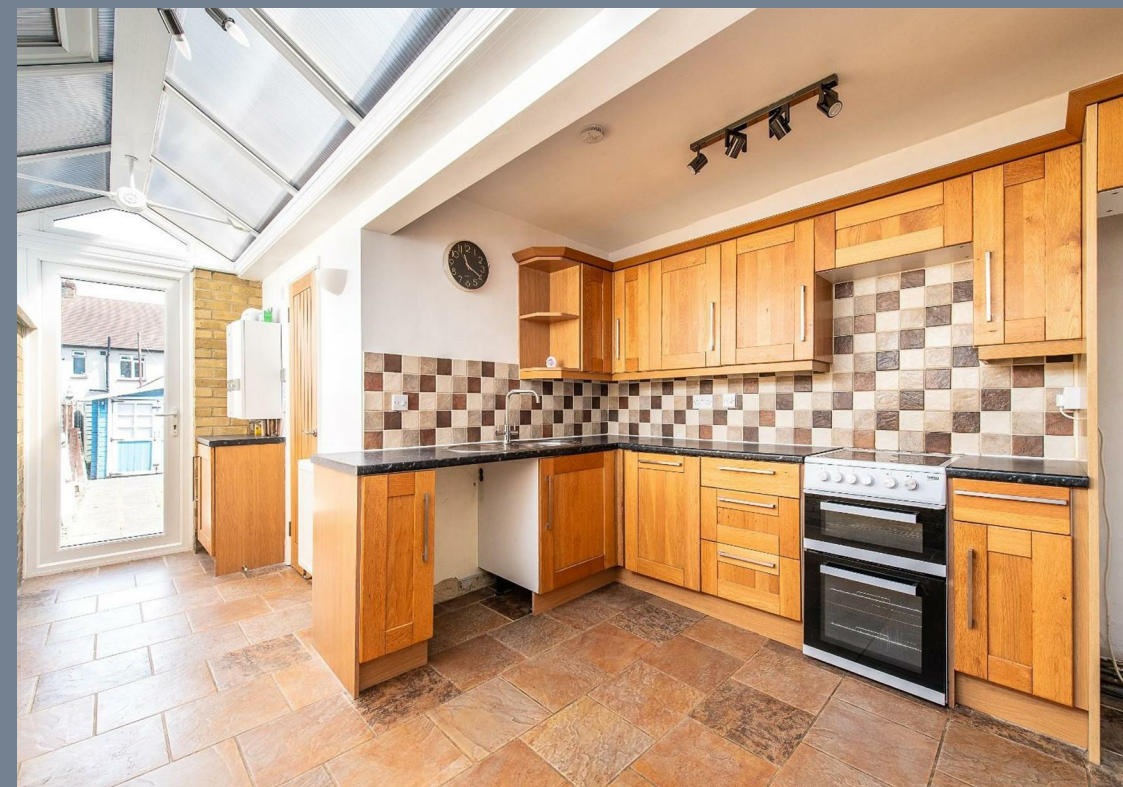
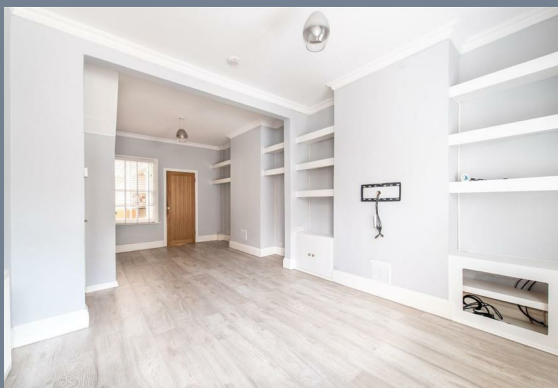
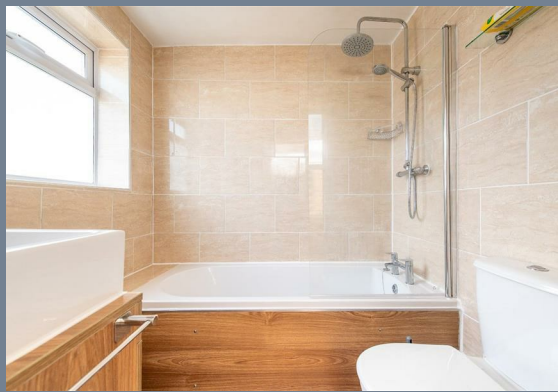
11'3 x 8'3 (3.43m x 2.51m)

Garden

30' to summerhouse (9.14m to summerhouse)

Tenure: Freehold

Council Tax: Band B





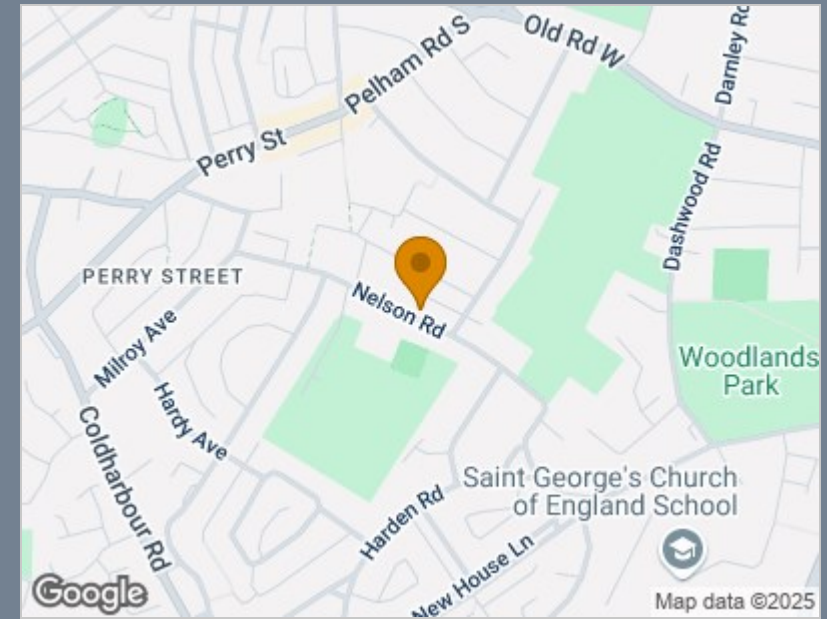
Ground Floor
Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor
Approx. 23.1 sq. metres (248.8 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(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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