



THE  
HOMES  
GROUP



Jubilee Crescent, Gravesend, DA12 4JF  
Guide price £325,000 Freehold

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Guide Price £325,000 - £350,000. The Homes Group are delighted to offer to the market this three bedroom family house located in Gravesend. The property has been recently redecorated and re-carpeted throughout and has the added benefit of no forward chain.

The entrance hall leads into the living room which in turn leads through to the modern kitchen and cloakroom to the rear. There is a built in oven and hob, space for a fridge freezer and plumbing plus a large under stairs storage cupboard.

Upstairs there are three bedrooms and the bathroom. there is a 70' garden to the rear and a front garden which could be landscaped to provide off road parking subject to planning permission.

#### **Entrance Hall**

#### **Living Room**

13'1 x 13' (3.99m x 3.96m)

#### **Kitchen**

13'1 x 9'6 (3.99m x 2.90m)

#### **Cloakroom**

#### **Landing**

#### **Bedroom One**

13'3 x 9'10 (4.04m x 3.00m)

#### **Bedroom Two**

9'7 x 8' (2.92m x 2.44m)

#### **Bedroom Three**

9'9 x 6' (2.97m x 1.83m)

#### **Bathroom**

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

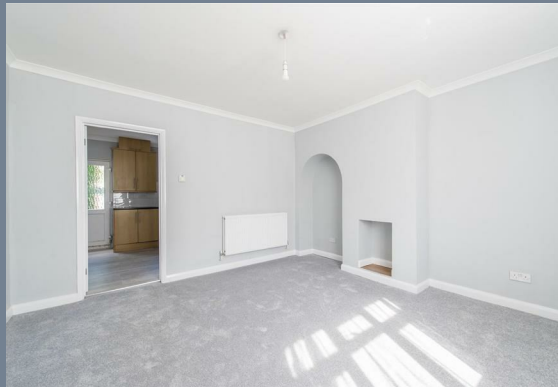
#### **Rear Garden**

70' (21.34m)

#### **Front Garden**

**Tenure - Freehold**

**Council Tax - Band B**





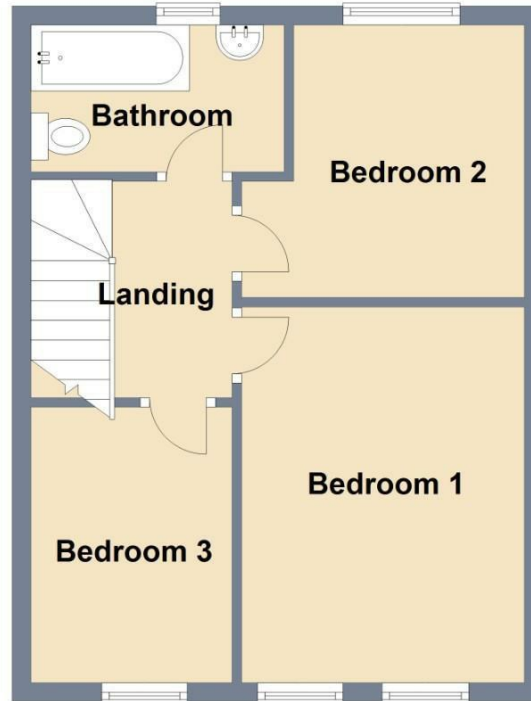
### Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 73.0 sq. metres (786.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our 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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