



Franklin Road, Gravesend, DA12 5SX
Guide price £350,000 Freehold

The Homes Group are delighted to present to the market this three bedroom semi-detached house with garage and shared driveway located in Gravesend and is offered with no forward chain.

The accommodation comprises of an entrance hall, a 19' x 12' living room, an 11'8 x 10'4 kitchen/diner and an 8'1 x 5'2 office/utility/store room on the ground floor.

To the first floor there are three bedrooms a bathroom and separate toilet.

To the rear is a 60' garden which areas of lawn and mature shrubs and plants. To the side is a garage which is approached via a shared driveway.

Entrance Hall

Living Room

19' x 12' (5.79m x 3.66m)

Kitchen/Diner

11'8 x 10'4 (3.56m x 3.15m)

Office/Utility/Store

8'1 x 5'2 (2.46m x 1.57m)

Landing

Bedroom One

13' x 9'8 to cupboard (3.96m x 2.95m to cupboard)

Bedroom Two

11'10 x 11'5 (3.61m x 3.48m)

Bedroom Three

8'8 x 8'2 (2.64m x 2.49m)

Bathroom

Separate W.C.

Rear Garden

60' (18.29m)

Garage to Side

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)

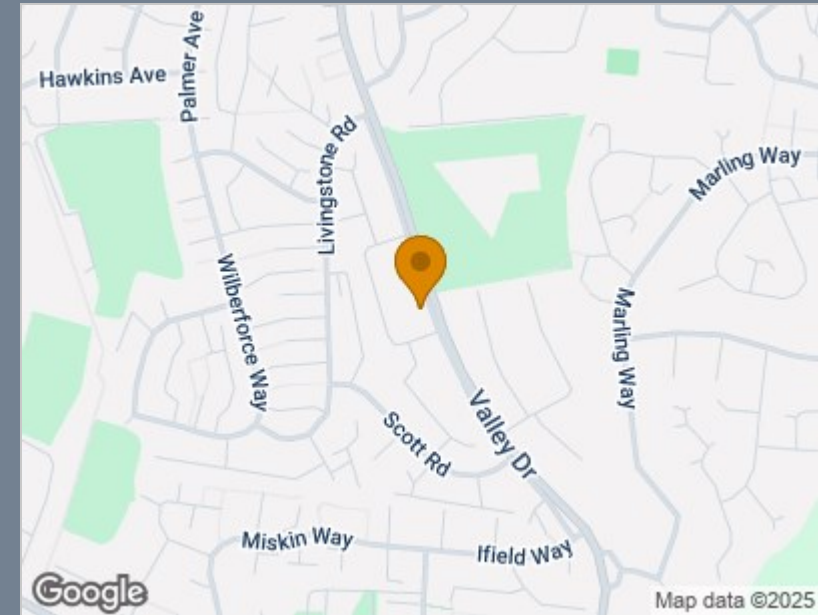


First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.5 sq. feet)



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

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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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