



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) <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<br>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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