



THE  
HOMES  
GROUP



Preston Road, Gravesend, DA11 8DE

Asking price £325,000 Freehold

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The Homes Group are delighted to present to the market this three bedroom semi-detached house located within close proximity of the Perry Street area of Northfleet.

The accommodation comprises of an entrance hall, 14'7 x 12'2 living room, a 9'7 x 8'8 kitchen, a ground floor bathroom and a 10' x 5'1 dining room/study to the rear.

There are three bedrooms on the first floor with the main bedroom measuring 15'2 x 11'10 and a 36' garden to the rear.

Please note that this property is of concrete construction.

#### **Entrance Hall**

#### **Living Room**

14'7 x 12'2 (4.45m x 3.71m)

#### **Kitchen**

9'7 x 8'8 (2.92m x 2.64m)

#### **Ground Floor Bathroom**

#### **Dining Room**

10' x 5'11 (3.05m x 1.80m)

#### **Landing**

#### **Bedroom One**

15'2 x 11'10 (4.62m x 3.61m)

#### **Bedroom Two**

12'9 x 7'1 (3.89m x 2.16m)

#### **Bedroom Three**

9'8 x 7'8 (2.95m x 2.34m)

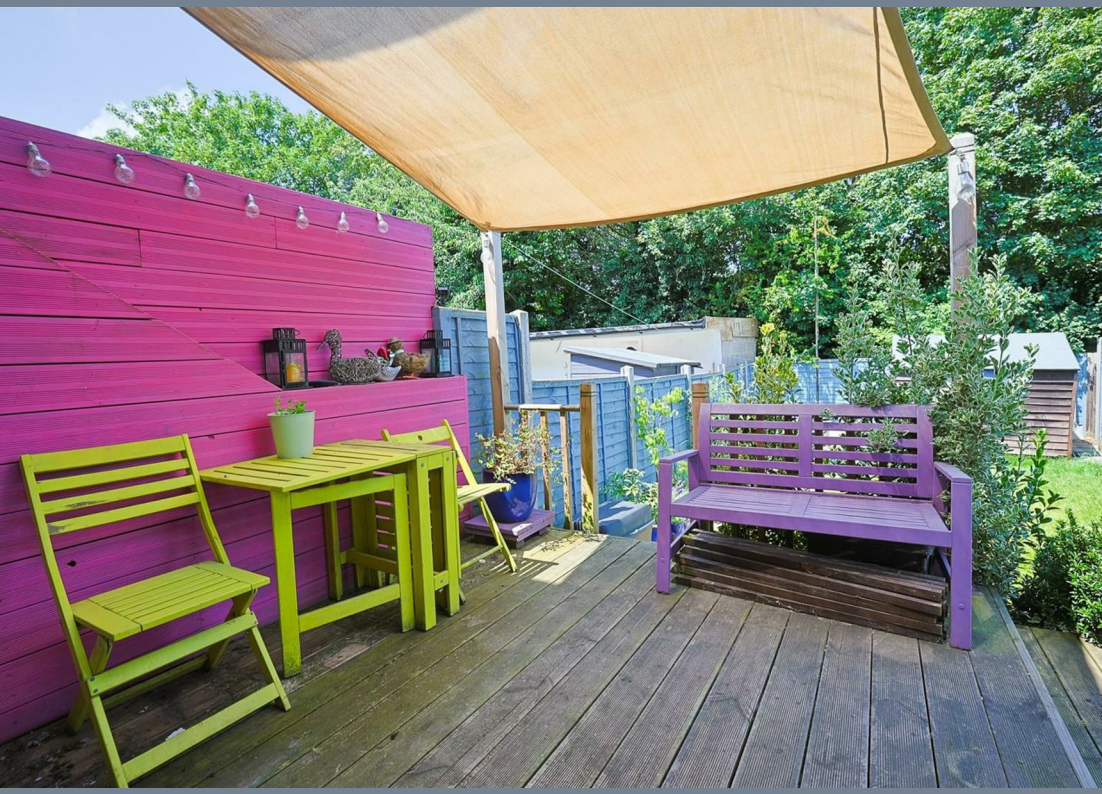
#### **Rear Garden**

36' (10.97m)

**Tenure - Freehold**

**Council Tax - Band C**





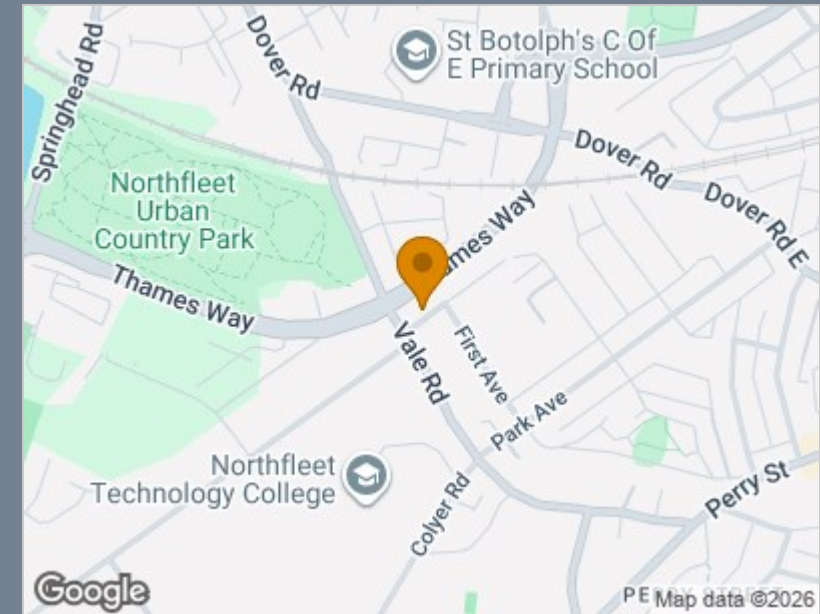
### Ground Floor



### First Floor



Total area: approx. 72.5 sq. metres (780.0 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                                   | 61                      | 68        |
| (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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