



Arthur Street, Gravesend, DA11 0PP
Guide price £290,000

Guide Price £290,000 - £310,000. This three bedroom Victorian style family home is conveniently located for Gravesend town centre and train station which has services to London including the High Speed 1 to St Pancras International (20 mins).

The entrance hall provides access to the 21'6 x 12' living/dining room which has a double glazed door leading to the 30' rear garden. The home benefits from a 12'9 x 6'8 kitchen and first floor family bathroom plus the three bedrooms.

In our opinion this would make an ideal first home or buy to let opportunity.

Entrance Hall

Living/Dining Room

21'6 x 12' (6.55m x 3.66m)

Kitchen

12'9 x 6'8 (3.89m x 2.03m)

Landing

Bedroom One

9'10 x 8'8 to wardrobes (3.00m x 2.64m to wardrobes)

Bedroom Two

10'10 x 9'1 (3.30m x 2.77m)

Bedroom Three

7'10 x 6'4 (2.39m x 1.93m)

Bathroom

9' x 6'10 (2.74m x 2.08m)

Rear Garden

30' (9.14m)

Council Tax - Band B





Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 84.3 sq. metres (907.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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