



Gordon Place, Gravesend, DA12 2DA
Guide price £230,000



Guide Price £230,000 - £250,000

All the convenience of being in a Town but also the peacefulness of being near the river. If this sounds like something you would like call us today to arrange a viewing and avoid missing out!

This house is bound to be a hit with most buyers, mainly due to its location as it is set within the 'Heritage' quarter of Gravesend. The hustle and bustle of the town centre, with all of its shops, bars and restaurants, is within a short walk as is the railway station with its fast service to central London as well as connections to other parts of the UK and mainland Europe.

For quieter times the river is nearby so you can enjoy relaxing strolls along the promenade or why not spend a lazy summer afternoon in the New Tavern Fort gardens.

The house is within a cul-de-sac and permit parking is available from Gravesend council for a nominal charge. The property has been lovingly modernised to off the next luck owner somewhere they can move straight into.

CALL TOWN & CITY HOMES TODAY!!!!

Entrance Hall 2'10 x 11'1 (0.86m x 3.38m)

Living room 10'9 x 11'5 (3.28m x 3.48m)

Dining room 11'1 x 10'8 (3.38m x 3.25m)

Kitchen 8'4 x 7'2 (2.54m x 2.18m)

Master Bedroom 11'2 x 11' (3.40m x 3.35m)

Bedroom 2 11'1 x 8'3 (3.38m x 2.51m)

Bathroom 8'5 x 7'3 (2.57m x 2.21m)

Garden 37'5 (11.40m)

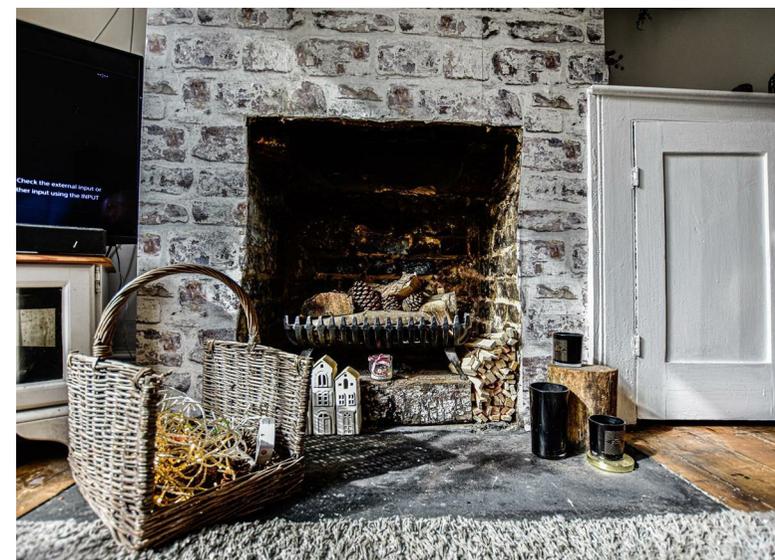


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ. FT.
(35.7 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ. FT.
(35.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 766 SQ. FT. (71.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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