



## Arthur Street, Gravesend

**£350,000** Freehold

Located in Central Gravesend • Walking distance to Main Line station with High speed rail links • Close to amenities • Great transport links • 3 Separate Bedrooms • 1st Floor Family Bathroom & ground floor toilet • Rear Garden • Open Plan Lounge Diner • Ideal First Time purchase or great investment opportunity

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Estate Agent



**Located in the heart of Central Gravesend, this well-presented three-bedroom terraced house offers an exceptional opportunity for both first-time buyers and investors seeking a property with convenience and versatility.**

**The home is ideally situated within walking distance of the mainline station, providing high-speed rail links for swift and easy access to London and other destinations, making it perfect for commuters. Residents will also appreciate the close proximity to a variety of local amenities, including shops, restaurants, and schools, as well as excellent transport connections to surrounding areas.**

**Upon entering the property, you are welcomed by a spacious open plan lounge diner, creating a bright and inviting living space that is ideal for both relaxing and entertaining guests. The layout ensures a seamless flow between the living and dining areas, offering flexibility for modern lifestyles and family gatherings. The ground floor also benefits from a convenient toilet, adding to the practicality of the home. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering comfortable accommodation suitable for families or sharers. The family bathroom is also located on this level, providing a modern suite and ample space for daily routines.**

**The property's thoughtful design maximises natural light and creates a warm and welcoming atmosphere throughout. Additional features include gas central heating and newly fitted double glazing (where stated), ensuring comfort and energy efficiency year-round. This terraced house represents an excellent investment opportunity, with its central location and strong rental demand in the area. It is equally well-suited for those looking to take their first step onto the property ladder, offering a move-in ready home with scope for personalisation. The combination of spacious interiors, convenient amenities, and outstanding transport links makes this property a standout choice in Gravesend's vibrant market. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful home.**

**Council Tax band: B**

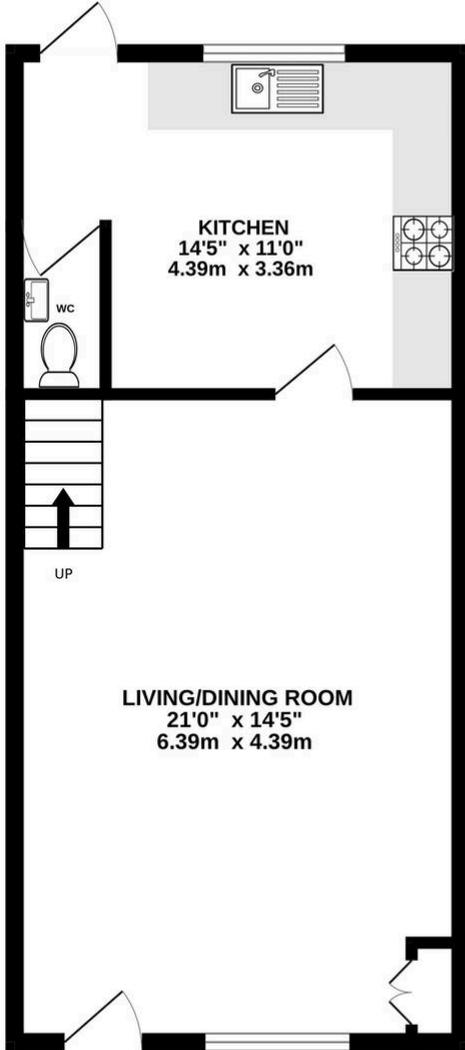
**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

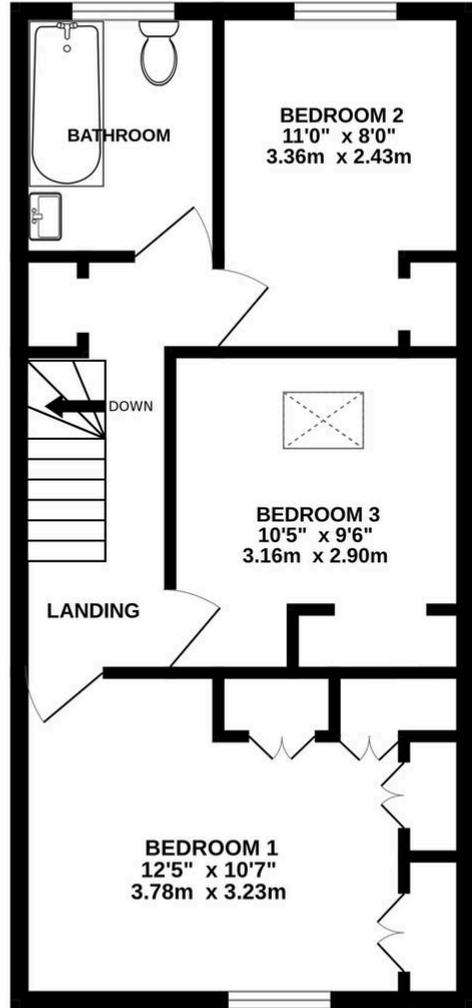
**EPC Environmental Impact Rating: E**



**GROUND FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**1ST FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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