



Cross Lane East | Gravesend, Kent, DA12 5HD

 3  1  1 Guide Price £325,000-£350000 Freehold

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# Cross Lane East, Gravesend

Guide Price £325000-£350000. Situated in a popular location near the desired Echo Square and Singlewell Road is this well presented three bedroom terraced residence with loft room. No chain involved,

## Property Features

- Council Tax: C
- EPC Rating: D
- Entrance Porch
- Entrance Hall
- 25' Lounge/Diner
- 17' Kitchen
- Utility Area
- Ground Floor Cloakroom
- Loft Room



## Interior

**Porch:** Entrance door. Door to entrance hall. Doors to:-

**Entrance Hall:** Laminate wood flooring. Radiator. Under-stairs cupboard. Doors to:-

**GF W.C.:-** 310 x 1m (310 x 3'3") Frosted double glazed window to rear. Low level w.c. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Tiled walls.

**Lounge:** 7.9 (25'11")m x 3.2 (10'6")m (narrowing to 2.64 (8'8")m) Double glazed bay window to front. Double glazed window to front. Double radiator.

**Kitchen:** 5.33m x 2.62m (17'6" x 8'7") Two double glazed windows to side. Medium Oak style fitted wall and base units. Range master cooker (now working). Leaded light display cabinets. Breakfast bar. 1 1/2 bowl sink and drainer unit with mixer tap. Tiled splash backs. Tiled flooring. R4adiator. Door to utility room.

**Utility Room:** 1.65m x 1.2m (5'5" x 3'11") Double glazed door to garden. Tiled flooring. Wall mounted boiler. Plumbing for washing machine and dishwasher.

**First Floor Landing:** Staircase to loft room. Carpet. Doors to:-

**Bedroom 1:** 4.3m x 3.3m (14'1" x 10'10") Two double glazed windows to front. Carpet. Double radiator.

**Bedroom 2:** 3.63m x 2.64m (11'11" x 8'8") Double glazed window to rear. Carpet. Radiator. Coved and textured ceiling.

**Bedroom 3:** 2.64m x 2.44m (8'8" x 8') Double glazed window to rear. Carpet. Radiator.

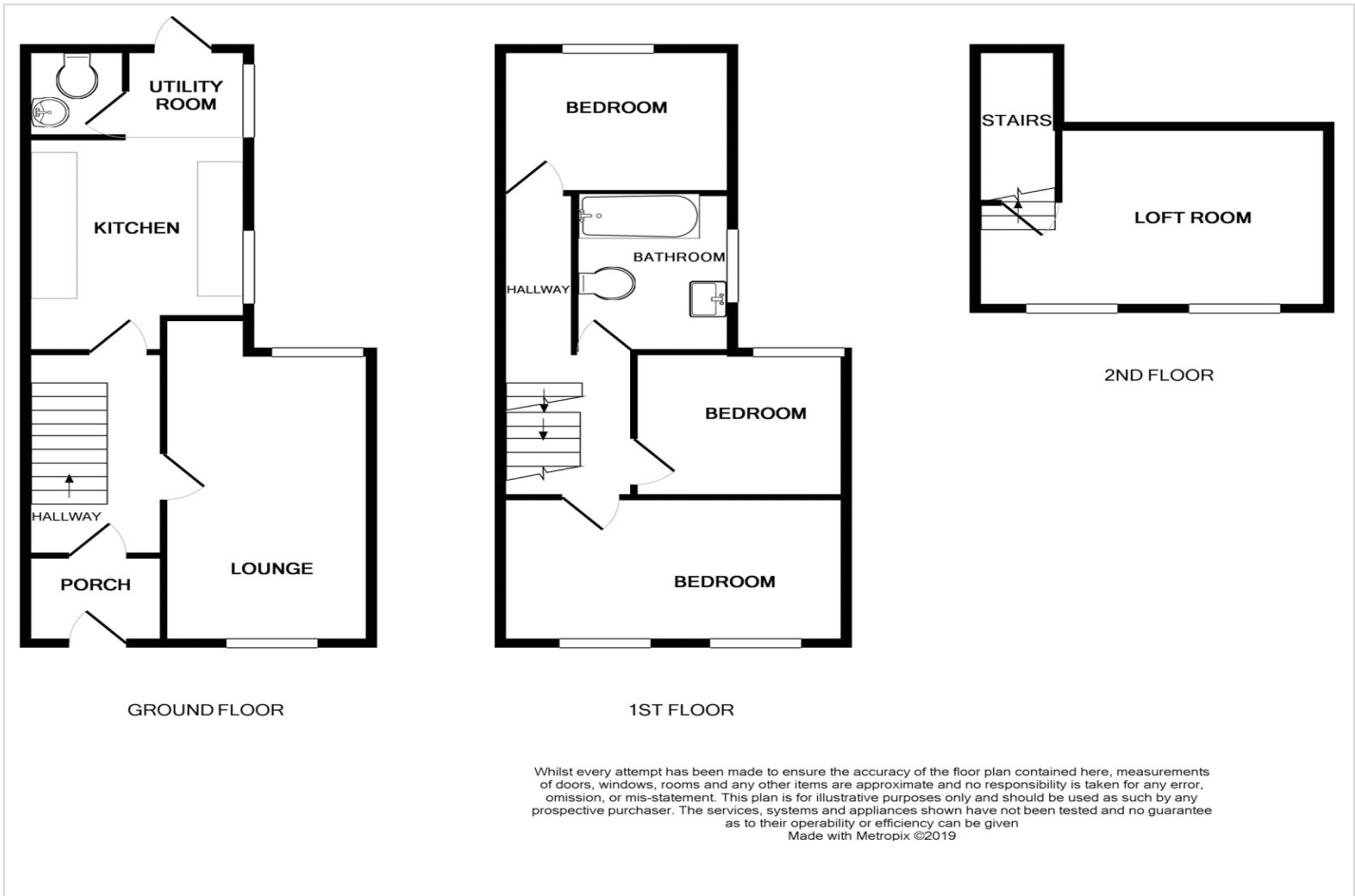
**Bathroom:** 1.96m x 1.8m (6'5" x 5'11") Frosted double glazed window to side. White suite comprising panelled bath. Pedestal wash hand basin. Low level w.c. Vinyl flooring. Heated towel rail.

**Second Floor Landing:** Door to:-

**Loft Room:** 3.9m x 3.35m (12'10" x 11') Double glazed velux window to front and rear. Laminate wood flooring. Radiator. Inset spotlights. Eaves storage cupboard.

## Exterior

**Rear Garden:** Approx. 42ft: Fenced to side. Outhouse. Outside tap.

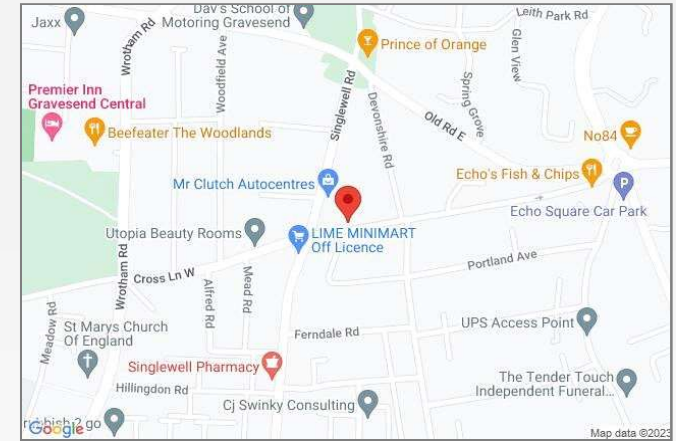






## Property Location

Cross Lane East, Gravesend, Kent, DA12 5HD



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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