

Cross Lane East | Gravesend, Kent, DA12 5HD 3 1 1





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:-

 $\label{eq:GFW.C.:-310} \mbox{GFW.C.:-310} \ x \ 1m \ (310 \ x \ 3'3'') \ \mbox{Frosted} \ \mbox{double glazed window to rear. Low level} w.c. \ \mbox{Pedestal wash hand basin. Heated towel rail. Tiled flooring. Tiled walls.}$

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

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.

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.

 $\label{eq:Bedroom 3: 2.64m x 2.44m (8'8" x 8') Double glazed window to rear. Carpet. Radiator.$

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





William Billion

FOR MORE INFORMATION CONTACT US TODAY.

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