



Barr Road

Gravesend | Kent | DA12 4DU



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Gravesend, Kent, DA12 4DU

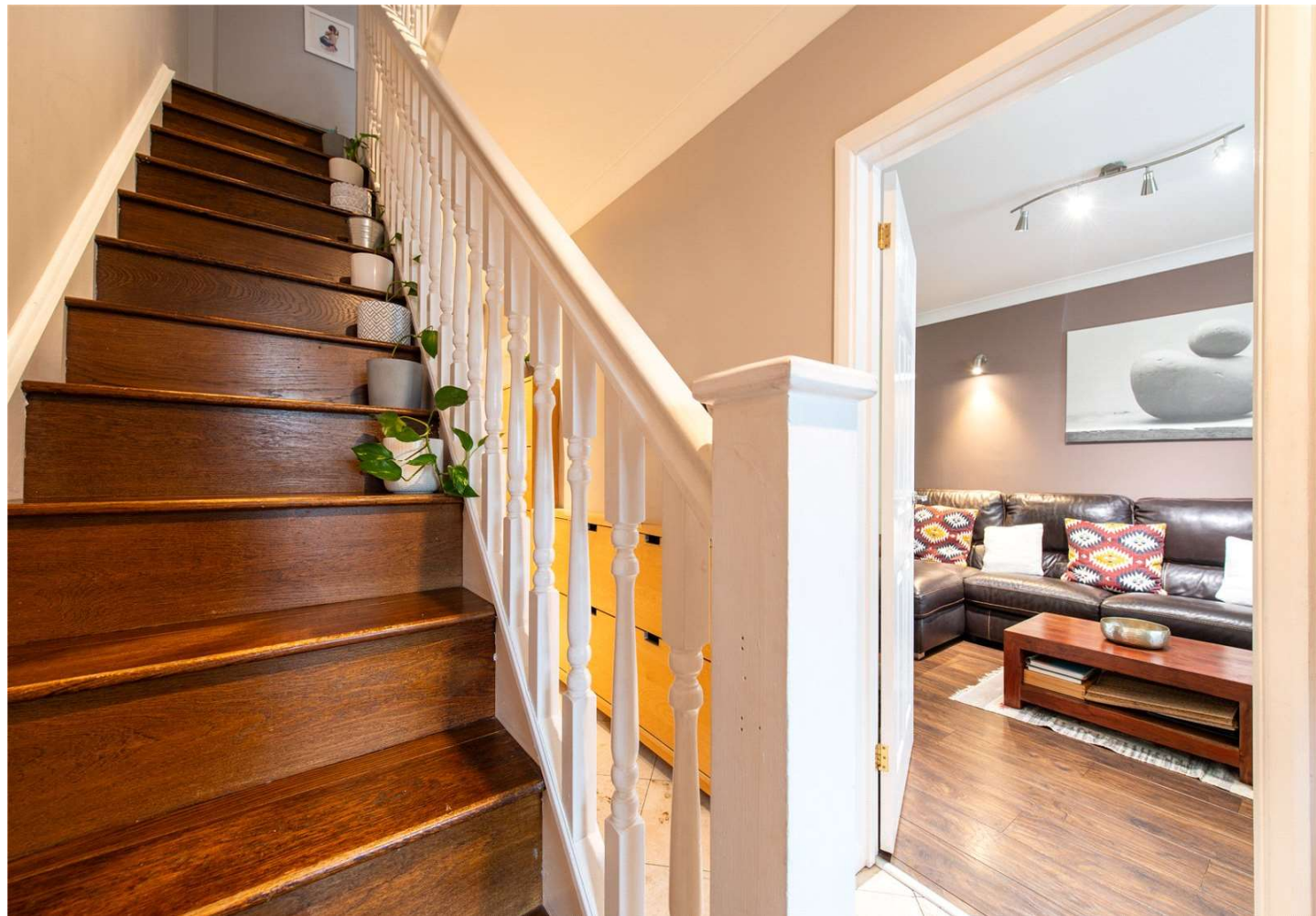
Guide Price £400,000-£425000

Freehold

GP £400000-£425000. This spacious three bedroom end of terraced house was built in 2008 and has its own driveway to front, 40' rear garden and master bedroom with sauna and en-suite shower room.

Benefitting from:

- Double Glazing
- Gas Central Heating
- Ground Floor Cloakroom
- 34' Open plan Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- En-Suite Shower Room
- 40' Rear Garden
- Viewing Strongly Recommended
- Council Tax: D
- EPC Rating: To be confirmed



Accommodation

Porch: 2.34m x 0.97m (7'8" x 3'2") Double glazed entrance door into porch. Frosted double glazed window. Door to entrance hall.

Entrance Hall: 5.94m x 1.75m (19'6" x 5'9") Entrance door. Radiator. Wooden staircase to first floor. Radiator. Coved ceiling. Tiled flooring.

Ground Floor W.C:- 1.78m x 0.66m (5'10" x 2'2") Low level w.c. Wash hand basin with cupboard below. Extractor fan. Fitted mirror. Tiled walls. Tiled flooring.

Lounge: 4.3m x 3.28m (14'1" x 10'9") Double glazed window to front. Laminate wood flooring. Radiator. Coved ceiling.

Dining Room: 6.25m x 3.23m (20'6" x 10'7") Double glazed French doors to garden. Radiator. Coved ceiling. Double radiator x 2. Laminate wood flooring. Arch to kitchen.

Kitchen: 3.66m x 1.75m (12' x 5'9") Double glazed window to rear. Fitted wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. Single drainer sink unit with mixer tap. Space for appliances.

First Floor Landing: Access to loft. Laminate wood flooring. Doors to:-

Bedroom 1: 4.3m x 3.2m (14'1" x 10'6") Double glazed window to front. Laminate wood flooring. Radiator. Built-in double wardrobes. Fitted Infra-red sauna. Laminate wood flooring.

En-suite: 1.83m x 1.35m (6' x 4'5") Frosted double glazed window to side. Suite comprising tiled shower cubicle. Vanity wash hand basin with cupboard below. Low level. Tiled walls. Tiled flooring. Extractor fan. Inset spotlights. Heated towel rail.

Bedroom 2: 3.58m x 3m (11'9" x 9'10") Double glazed window to rear. Radiator. Coved ceiling. Laminate wood flooring.

Bedroom 3: 3.58m x 2m (11'9" x 6'7") Double glazed window to rear. Radiator. Built-in storage wardrobe





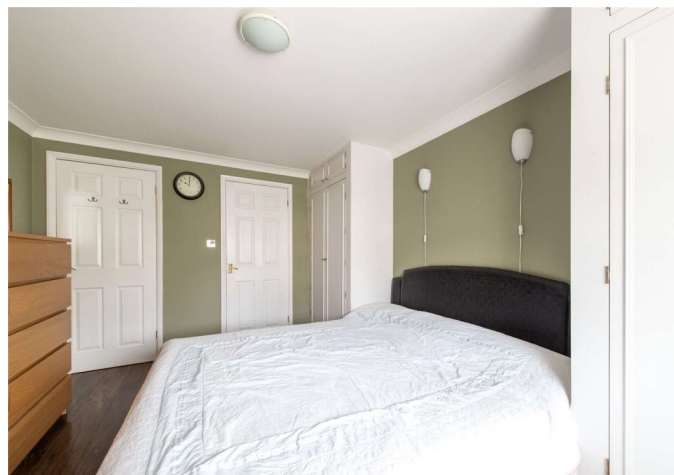
cupboard. Radiator. Laminate wood flooring.

Bathroom: 2m x 1.7m (6'7" x 5'7") Frosted double glazed window to front. Modern suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin. Low level w.c. Tiled walls. Heated towel rail. Extractor fan. Spotlights.

Exterior

Rear Garden: Approx. 40'6 x 18'7: Paved patio area. Laid to lawn. Shed & Greenhouse to remain. Fenced to side and rear. Side pedestrian access.

Parking: Own driveway to front for two cars.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com

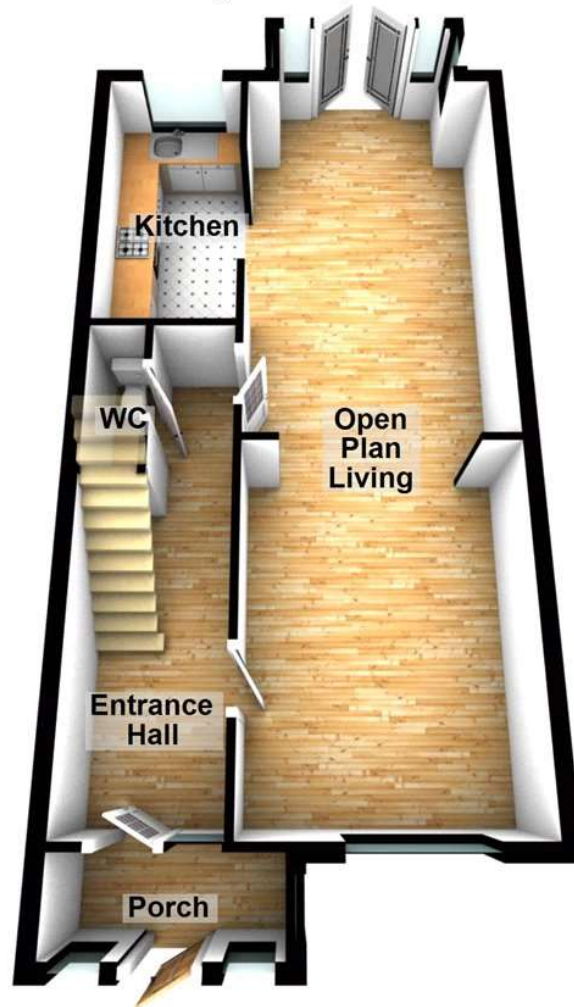


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 570.7 sq. feet



First Floor

Approx. 521.6 sq. feet



Total area: approx. 1092.3 sq. feet

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