



# Giles Field

Gravesend | Kent | DA12 2RA



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Gravesend, Kent, DA12 2RA

OIEO £350,000

Freehold

Situated on a popular development on the edge of Gravesend and in a cul-de-sac is this three-bedroom mid terraced residence with en bloc garage opposite. Ideal first buy.

## Benefitting from:

- Entrance Hall
- Ground Floor Cloakroom
- Lounge/Diner
- Modern Fitted Kitchen
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Part Boarded Loft
- Cul-de-Sac
- Viewing Recommended
- Council Tax: C
- EPC Rating: B



## Accommodation

**Entrance Hall:** Entrance door into hallway. Built-in storage cupboard. Under-stairs utility area. Laminate wood flooring. Doors to: -

**GF W.C.:** 1.37m x 1m (4'6" x 3'3") Low level w.c. Pedestal wash hand basin. Partly tiled walls. Cupboard housing gas fired central heating boiler.

**Lounge:** 4.65m x 3.63m (15'3" x 11'11") Double glazed window to rear. Double glazed French doors to garden. Radiator. Carpet.

**Kitchen:** 2.97m x 2.44m (9'9" x 8') Georgian style double glazed window to front. Modern fitted wall and base units with work surface over. Built-in oven and hob with extractor hood over. Space for appliances. Worksurface lighting. 1 1/2 bowl sink and drainer unit. Laminate flooring.

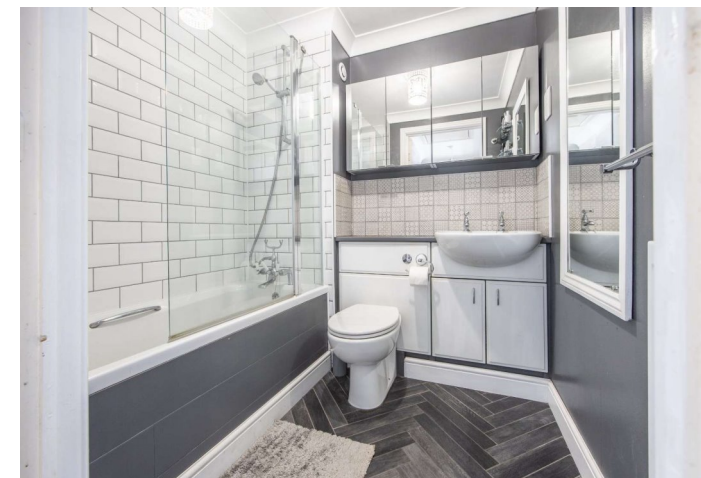
**First Floor Landing:** Access to part board loft. Doors to: -

**Bedroom 1:** 3.5m x 2.84m (11'6" x 9'4") Two Georgian style double glazed windows to front. Carpet. Radiator. Large walk-in wardrobe area. Two built-in storage cupboards.

**Bedroom 2:** 2.82m x 2.46m (9'3" x 8'1") Double glazed window to rear. Carpet. Radiator.

**Bedroom 3:** 3.02m x 2.08m (9'11" x 6'10") Double glazed window to rear. Carpet. Radiator. Coved ceiling.

**Bathroom:** 1.96m x 1.68m (6'5" x 5'6") Modern white suite comprising panelled bath with mixer tap and shower attachment and shower screen over. Wash hand basin. Concealed low level w.c. Radiator. Coved ceiling.





## Exterior

Rear Garden: Approx. 31.4 - Decked patio area. Mainly laid to astroturf. Fenced to side and rear. Fishpond.

Parking: Car park with two allocated parking spaces.

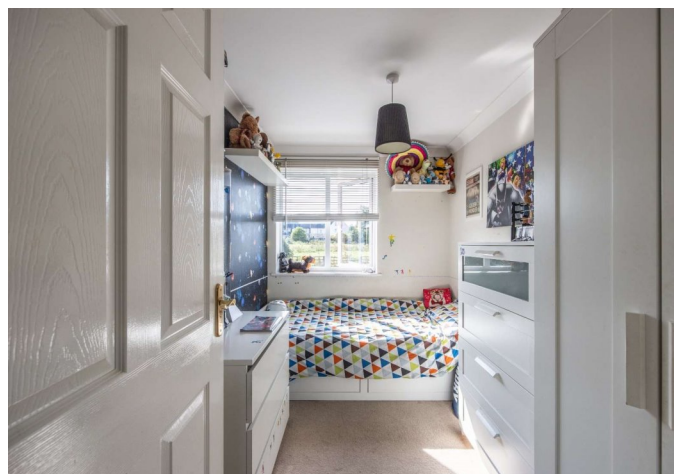
Garage: En bloc opposite.

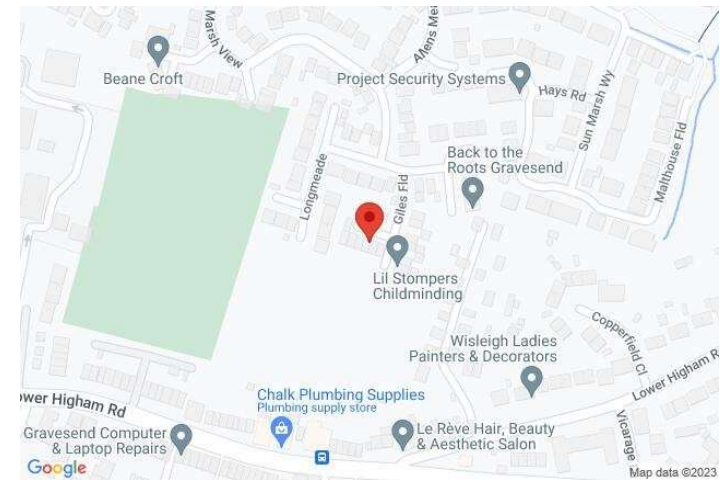
## Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

Council Tax - C

EPC Rating - B

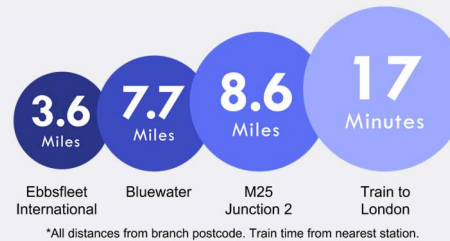




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## Location



(All distances & times are approximates)

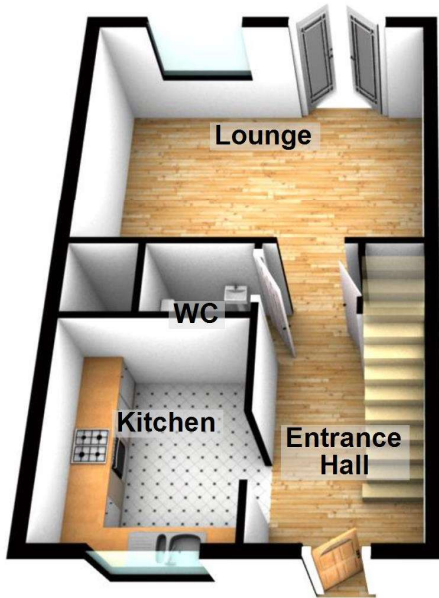
## FOR MORE INFORMATION CONTACT US TODAY.

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

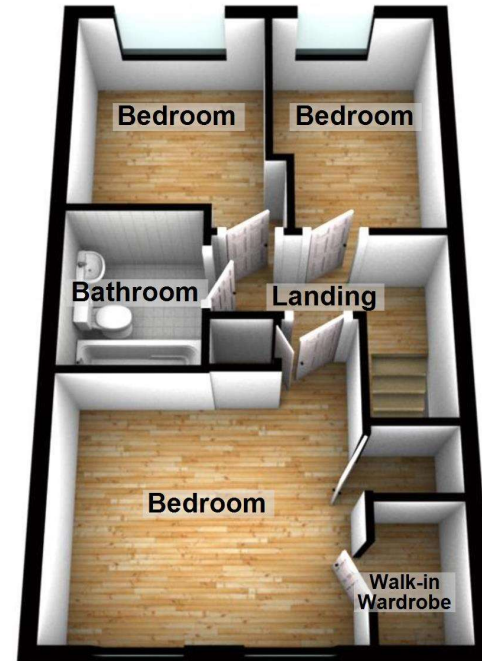
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### Ground Floor



### First Floor



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Plan produced using PlanUp.

