



Bernard Street | Gravesend, Kent, DA12 2EX



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Asking Price £265,000 Freehold

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## Bernard Street, Gravesend

Investment opportunity. Two bedroom character residence situated within close proximity of town centre. Property currently comes with a tenant in situ with 2 years left of tenancy agreement.

### Property Features

- Entrance Hall
- Two Reception Rooms
- Modern Fitted Kitchen
- Double Glazing
- Gas Central Heating
- First Floor Bathroom
- Courtyard Garden



## Interior

**Entrance Hall:** Entrance door. Carpet. Radiator. Staircase to first floor. Access to reception rooms.

**Lounge:** 3.18m x 2.92m (10'5" x 9'7") Double glazed window to front. Carpet. Radiator. Built-in cupboard.

**Dining Room:** 4.2m x 3m (13'9" x 9'10") Double glazed window to rear. Laminate wood flooring. Radiator. Under-stairs storage cupboard.

**Kitchen:** 3.1 (10'2")m (Narrowing to) 2.13 (7")m x 2.06 (6'9")m Window to side. Modern 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. Vinyl flooring. Door to side lean to/Lobby.

**Side Lean To/Lobby:** 2.29m x 2.03m (7'6" x 6'8") Space for appliances. Space for washing machine and tumble dryer.

**First Floor Landing:** Doors to:-

**Bedroom 1:** 4.2m x 3.07m (13'9" x 10'1") Double glazed window to front. Carpet. Radiator. Built-in storage cupboard.

**Bedroom 2:** 3.07m x 2.64m (10'1" x 8'8") Double glazed window to rear. Carpet. Radiator.

**Bathroom:** 3m + Recess x 1.42m (9'10" + Recess x 4'8") Frosted double glazed window to rear. White suite comprising panelled bath with mixer tap. Vanity wash hand basin. Low level w.c. Vinyl flooring. Tiled walls. Access to loft.

## Exterior

**Rear Garden:** 12'4 x 14'4: Small courtyard garden. Walled surround.

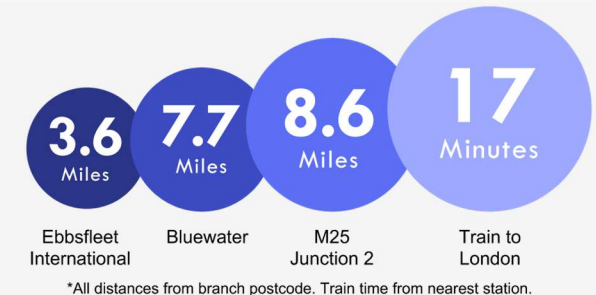






## Property Location

Bernard Street, Gravesend, Kent, DA12 2EX



## Additional Information

This property is a stone's throw away from the town centre, ideal for the local shops, restaurants and amenities. For commuters, the high speed service from Gravesend station gets into London within 23 minutes, allowing you more social time with the family.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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