



# Lodding Salts Road

Gravesend | Kent | DA12 2FD







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Gravesend, Kent, DA12 2FD

Price OIEO £375,000

Freehold

Located on a highly sought after modern development is this stunning three-bedroom, two-bathroom property with ground floor cloakroom, south facing rear garden and driveway. Sold with no forward chain!

Benefitting from:

- Sought After Modern Residential Development
- Immaculately Presented
- Driveway to Front
- Modern Fully Fitted Kitchen
- Integrated Appliances
- Ground Floor Cloakroom
- South Facing Rear Garden
- No Forward Chain
- Council Tax: D
- EPC Rating: B





## Accommodation

**Entrance Hall:** 5.13m x 2.08m (16'10" x 6'10") Entrance door into hallway. Radiator. Stairs to first floor. Built-in storage cupboard. Laminate flooring.

**GF W.C.:** 1.52m x 0.91m (5' x 3') Double glazed frosted window to front. Heated towel rail. Low level w.c. Heated towel rail.

**Lounge:** 4.9m x 3.86m (16'1" x 12'8") Double glazed French doors to rear. Radiator. Under-stairs storage. Laminate flooring.

**Kitchen:** 5.54m x 2.7m (18'2" x 8'10") Double glazed bay window to front. Wall and base units with roll top work surface over. Stainless steel sink unit with mixer tap over. Built-in oven and four ring hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher and washing machine. Laminate flooring. Radiator. Spotlights.

**First Floor Landing:** 3.1m x 1.75m (10'2" x 5'9") Carpet. Radiator. Built-in cupboard. Doors to: -

**Bedroom 1:** 3.7m x 3.45m (12'2" x 11'4") Double glazed window to side. Radiator. Built-in cupboard. Carpet. Door to: -

**En-suite:** 2.29m x 1.45m (7'6" x 4'9") Double glazed frosted window to rear. Suite comprising Walk-in shower with tiled surround. Wall mounted sink unit. Laminate flooring. Heated towel rail. Spotlights.

**Bedroom 2:** 10;11 x 2.64m (10;11 x 8'8") Double glazed window to rear. Radiator. Carpet.

**Bedroom 3:** 3.3m x 2.16m (10'10" x 7'1") Double glazed window to rear. Radiator. Carpet.

**Bathroom:** 2.06m x 1.65m (6'9" x 5'5") Suite comprising panelled bath with shower over. Wall mounted sink unit. Low level w.c. Heated towel rail. Laminate flooring.

## Exterior





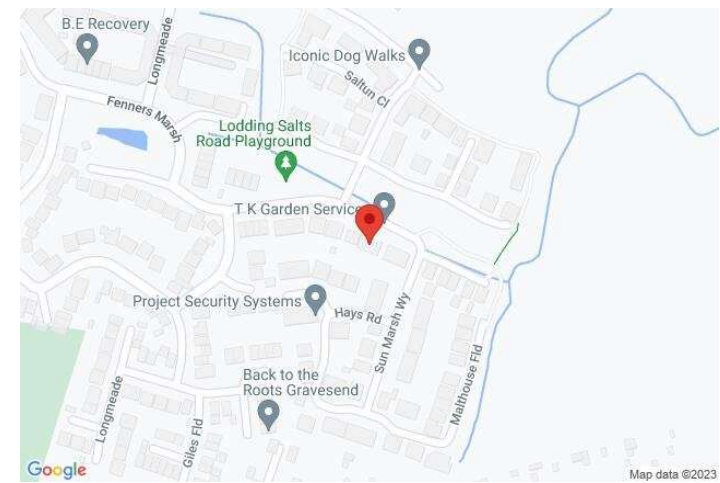
Rear Garden: Approx. 30ft: Paved patio. Side pedestrian access. Wooden pergola. Lawned area.

### 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. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours.



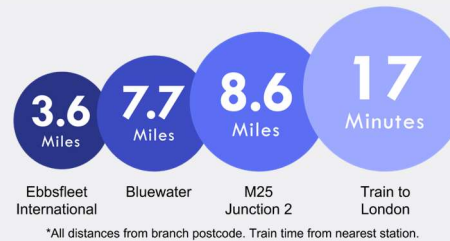




## Important Notice

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.

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