



St. Margarets
Crescent



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Gravesend, Kent, DA12 4EJ

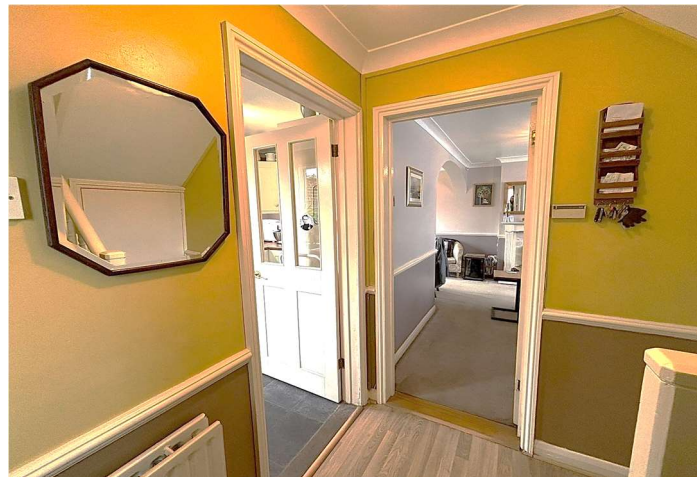
£300,000

Freehold

Introducing this Delightful Two Bedroom Semi-Detached Property in Good Condition with Open-Plan Living, Off-Road Parking and Over 100ft, South-Westerly Facing Garden in a Quiet, Residential Area.

Benefitting from:

- Total Square Footage: 773.9 Sq. Ft.
- Open Plan Living
- Good Condition Throughout
- Off Street Parking
- Over 100ft Garden
- Two Double Bedrooms
- Council Tax: C
- EPC Rating: C



Accommodation

Porch: Double glazed door and window to side. Laminate flooring.

Entrance Hall: 1.96m x 1.85m (6'5" x 6'1") Hardwood entrance door into hallway. Laminate flooring. Radiator. Built-in cupboard. Doors to: -

Lounge Diner: 5.82m x 4.22m (19'1" x 13'10") Open plan lounge diner with double glazed window to front. Double glazed doors to rear garden. Built-in fireplace. Radiator. Carpet.

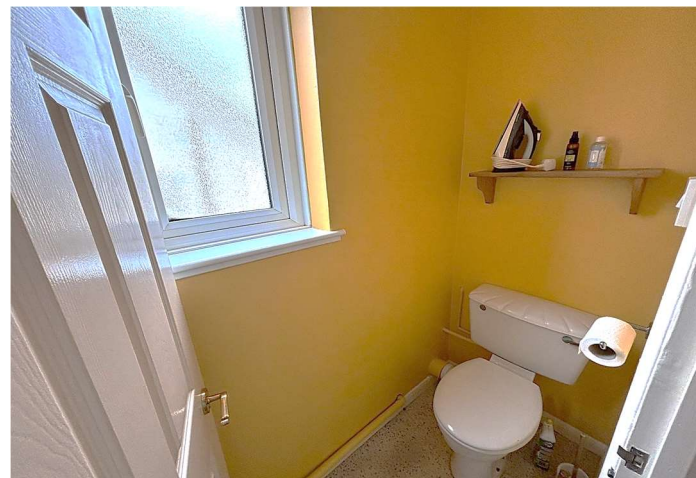
Kitchen: 3.63m x 2.4m (11'11" x 7'10") Double glazed window to side. Double glazed door to rear. Wall and base units with work surface over. Integrated oven and hob with extractor hood over. Integrated fridge, freezer washing machine and dishwasher. Half tiled walls. Vinyl flooring.

First Floor Landing: 1.98m x 0.86m (6'6" x 2'10") Double glazed window on staircase. Radiator. Carpet. Doors to: -

Bedroom 1: 3.4m x 3.07m (11'2" x 10'1") Double glazed window to front. Radiator. Carpet. Built-in wardrobes.

Bedroom 2: 4.52m x 2.57m (14'10" x 8'5") Double glazed window to side. Radiator. Carpet.

Bathroom: 1.75m x 1.65m (5'9" x 5'5") Double glazed frosted window to rear. Suite comprising bath with overhead shower. Wash hand basin. Tiled walls. Heated towel rail. Vinyl flooring.





Separate W.C.: - 1.93m x 0.97m (6'4" x 3'2")
Double glazed frosted window to side. Low level w.c. Wash hand basin. Vinyl flooring.

Exterior

Approx: 100ft: Patio area. Laid to lawn area. Pond. Driveway to rear with gate. Side pedestrian access. Outside light & heater. Electric point. Brick built-shed with power and light.

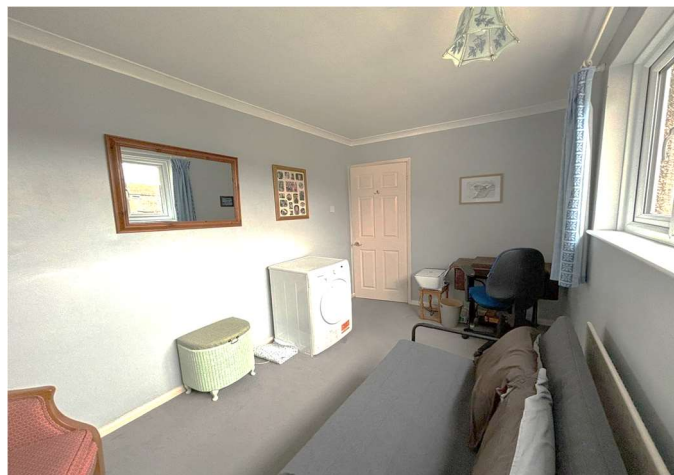
Front garden: Dwarf wall with gate. Pathway to door. Laid to lawn area.

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.

Council Tax - C

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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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 413.0 sq. feet



First Floor

Approx. 360.9 sq. feet



Total area: approx. 773.9 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.

