



# Cerne Road

Gravesend | Kent | DA12 4BN



# Cerne Road

Gravesend, Kent, DA12 4BN

Guide Price £375,000 - £400,000

Freehold

This Billings built two double bedroom detached bungalow is situated on sought after Riverview Park and comes with a garage via own driveway and no forward chain.

## Benefitting from:

- Total Square Footage: 881.7 Sq. Ft.
- Entrance Hall
- 15' Lounge
- Fitted Kitchen
- Tiled Shower Room
- Double Glazing
- Gas Central Heating
- 20' Garage and Driveway
- Maintenance Free Gardens
- Vacant Possession
- Council Tax: D
- EPC Rating: D



## Accommodation

**Entrance:** Entrance door into hallway.

**Hallway:** Radiator. Coved and textured ceiling. Access to loft via retractable ladder. Doors to: -

**Lounge:** 4.6m x 3.78m (15'1" x 12'5")  
Double glazed window to side. Double glazed sliding patio doors to garden. Double radiator. Single radiator. Feature fireplace. Carpet.

**Kitchen:** 3.66m x 3.05m (12' x 10')  
Double glazed window to rear. Wall and base units with roll top work surface over. 1 1/2 bowl sink and drainer unit with mixer tap. Space for appliances. Double radiator.

**Bedroom 1:** 3.66m x 3.35m (12' x 11')  
Double glazed window to front. Radiator. Coved and textured ceiling. Carpet.

**Bedroom 2:** 3.66m x 3m (12' x 9'10")  
Double glazed window to side. Radiator. Textured ceiling. Carpet.

**Bathroom:** 2.46m x 1.78m (8'1" x 5'10")  
Frosted double glazed window to side. Suite comprising tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Tiled flooring. Radiator. Shaver point.





## Exterior

Front Garden: Laid to astro turf. Slade border.

Rear Garden: Approx. 18ft x 36ft: Astro turf. Paved patio area. Timber shed. Side concrete area with door to garage. Fenced to side and rear.

Garage: 20'0 x 8'0: Garage via own driveway. Up and over door. Supplied with power and light. Wall mounted boiler.

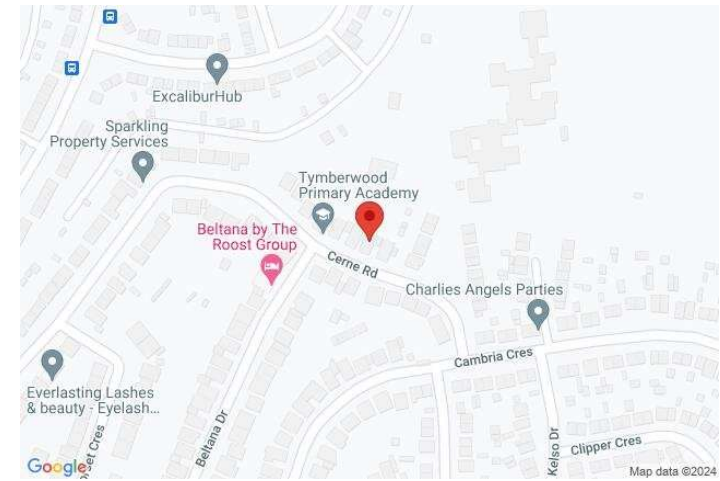
## Additional Information

Riverview Park Is a sought-after residential area built back in the 1960's. The area is ideally located with schools, shops Cascades Sports Centre all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International.

Council Tax - D

EPC Rating - D





## 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.

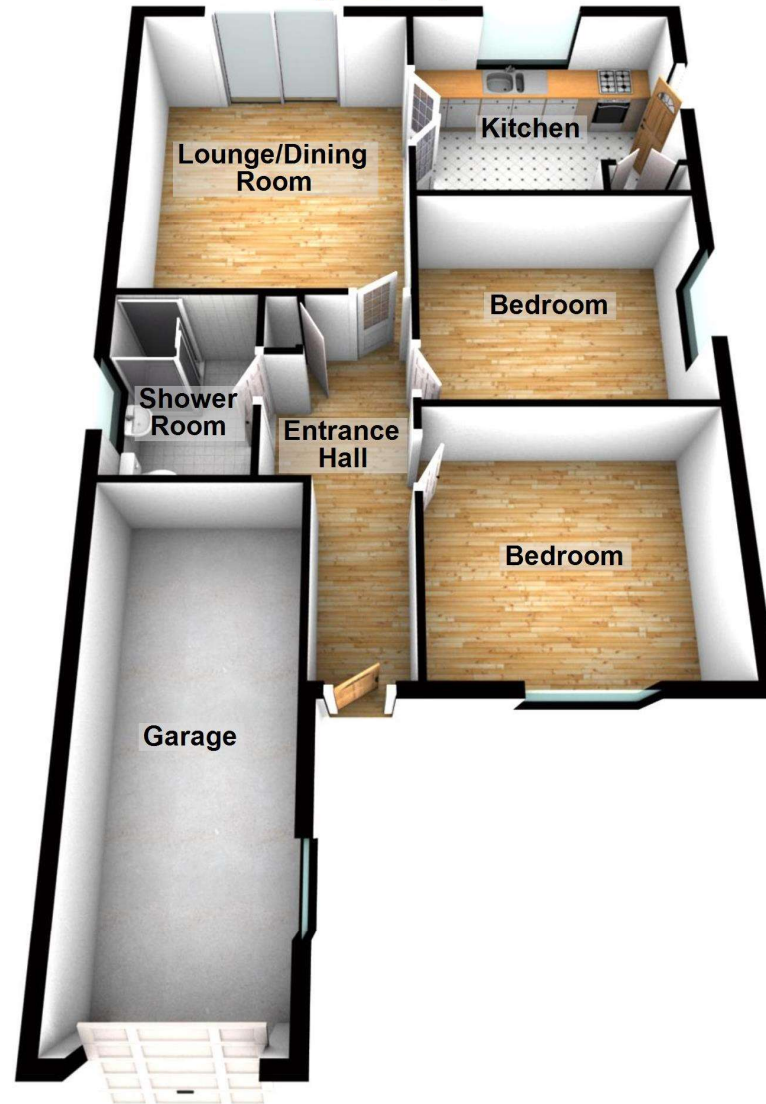
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SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**

**Ground Floor**  
Approx. 881.7 sq. feet



Total area: approx. 881.7 sq. feet

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