



**\* BEAUTIFULLY PRESENTED \***

**\* CLOSE TO EBBSFLEET INTERNATIONAL AND LOCAL AMENITIES \***

**\* LOUNGE \* FITTED KITCHEN \* TWO DOUBLE BEDROOMS \***

**\* EN-SUITE BATHROOM \* GARDEN \***

**\* VIEWING HIGHLY RECOMMENDED \***



**81 Dover Road East  
Gravesend, DA11 0RB**

**Guide Price £230,000 -  
£240,000**

Village Estates are delighted to offer to the market this meticulously presented two bedroom, two bathroom terraced home. Conveniently located for all local amenities and within a short distance for Ebbsfleet International station. Your early viewing comes highly recommended.

**RECEPTION:**

11' 3" x 8' 11" (3.43m x 2.72m) Double glazed window to front. Double glazed security door to front with engraved top light over. Feature ceiling island. Spot lights. Laminate wood flooring.

**KITCHEN:**

11' 3" x 8' 7" (3.43m x 2.61m) Double glazed window to rear. Range of units with matching worktops. Matching breakfast bar. Single sink and drainer unit with mixer tap. Five ring gas hob. Range style oven with extractor hood. Space for fridge freezer. Space for dishwasher. Spotlights. Understairs cupboard. Laminate flooring.

**REAR HALL:**

Double glazed door to side. Space for washing machine. Under floor heating. Granite floor tiles.

**GROUND FLOOR**

**BATHROOM:**

6' 0" x 5' 10" (1.83m x 1.78m) Double glazed window to side. Panel bath. Wash hand basin in vanity unit. Low level W.C. Under floor heating. Radiator. Granite floor tiles.

**MASTER BEDROOM:**

11' 3" x 8' 6" (3.43m x 2.59m) Double glazed window to rear. Radiator. Spotlights. Painted floor boards. Coving.

**EN-SUITE:**

8' 11" x 6' 0" (2.72m x 1.83m) Two velux windows. Twin shower enclosure with rain forest head. Low level W.C. Twin wash hand basins. Tiled walls and floor.

**BEDROOM TWO:**

11' 3" x 8' 11" (3.43m x 2.72m) Double glazed window to front. Built-in cupboards. Radiator. Feature magnetic plaster chimney breast. Spotlights. Laminate wood flooring. Coved ceiling.

**GARDEN:**

Gravelled with patio area. Built-in seating area. Twin barbeque. Timber shed.

**EPC RATING D**

We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.