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www.watermanhouseestates.co.uk



Waterman House Estates



Cross Lane East, Gravesend, DA12 5HD

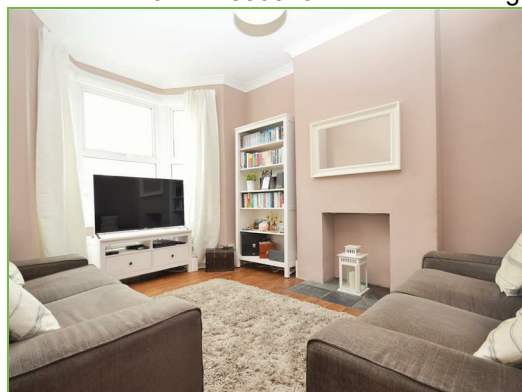
£1,700 Per month

This 3 BEDROOM TERRACED property is located in the sought after area of Gravesend. The downstairs of the property boasts from a FANTASTIC SIZE LIVING ROOM and DINING ROOM. There is also a SPACIOUS GALLEY KITCHEN to the rear of the property with a DOWNSTAIRS W/C. There are also doors leading out to a GREAT SIZE GARDEN LAID TO LAWN. The upstairs of the property comprises of 2 DOUBLE BEDROOMS, a SINGLE BEDROOM and a MODERN FAMILY BATHROOM.

The property is located just a ten minute walk from Gravesend Train Station with its high speed rail links to London. As well as boasting great links to the A2/M25. This property is just a short drive away from Ebbsfleet International and Bluewater Shopping Centre.

Council tax band - C

Call us now on 01474 330840 to book a viewing!



GROUND FLOOR

Living Room
12'5 x 10'5 (3.78m x 3.18m)

Dining Room
14'1 x 11'10 (4.29m x 3.61m)

Kitchen
19'3 x 8'6 (5.87m x 2.59m)

Downstairs W.C

FIRST FLOOR

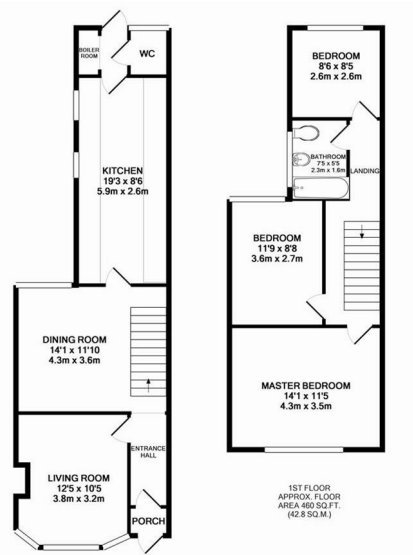
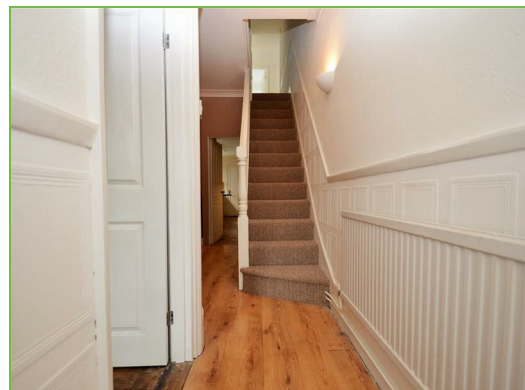
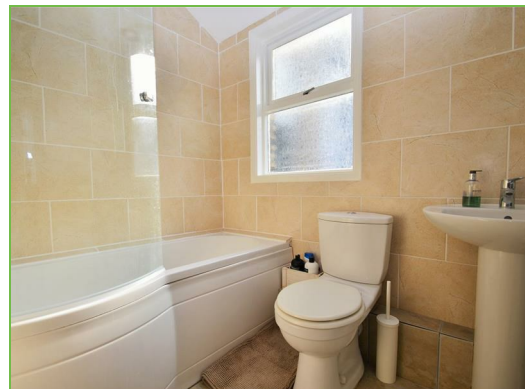
Master Bedroom
14'1 x 11'5 (4.29m x 3.48m)

Bedroom 2
11'9 x 8'8 (3.58m x 2.64m)

Bedroom 3
8'6 x 8'5 (2.59m x 2.57m)

Bathroom
7'5 x 5'5 (2.26m x 1.65m)

EXTERNAL



Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		53	74