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Waterman House Estates



Seymour Road, Gravesend, DA11 7BN

Asking price £285,000

We are pleased to bring to the market this 3 BEDROOM TERRACED HOUSE. The ground floor comprises of a LIVING ROOM, KITCHEN and BATHROOM plus under stairs storage. Upstairs there are 3 GOOD SIZED BEDROOMS, one with a built in wardrobe. To the rear of the property is a LARGE LOW MAINTENANCE GARDEN, with astroturf and decked areas as well as a SUMMER HOUSE with power.

The property is located in the popular area of Gravesend. Just a 7 minute drive from Gravesend Mainline Train Station which offers high speed rail links taking you into London in just 24 minutes. Great links to the A2/M2/M25. Bluewater Shopping Centre and Ebbsfleet International are also just a 15 minute drive away. There are a number of good local schools within walking distance as well as numerous local amenities.

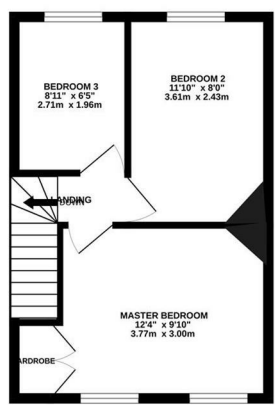
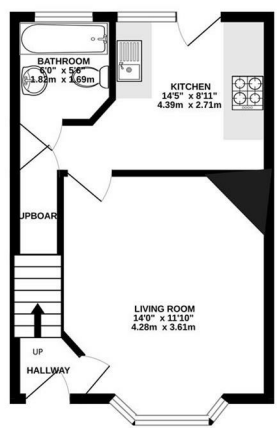


48 Seymour Road, Northfleet, Gravesend, DA11 7BN



GROUND FLOOR
319 sq. ft. (29.7 sq.m.) approx.

1ST FLOOR
313 sq. ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq. ft. (58.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 here are 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 | 92 |
| (81-91) B | |
| (69-80) C | 73 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |

Environmental Impact (CO₂) 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 | |

