



40, Coombe Road,
Gravesend, DA12 5PB

OIRO £290,000



- Three Bedroom Mid Terraced Family Home
- Move In Ready
- Quiet Cul De Sac
- No Chain



40 Coombe Road, Gravesend, Kent, DA12 5PB



PROPERTY DESCRIPTION

Set in a sought after cul de sac location off of Whitehill Lane, Gravesend this three bedroom property is within walking distance of the local shops and facilities at Echo Square and close to all of the social, shopping and educational facilities on offer in Gravesend including mainline railway station with links to London in approximately 25 minutes via the high speed train. Offered with no onward chain the accommodation comprises, hall, lounge/diner, kitchen, first floor bathroom, two double bedrooms and a single bedroom. The house is heated by gas central heating and the windows are double glazed. There is a modest frontage setting the property back from the pavement and a South facing rear garden.

The A2 M2 M20 M25 Motorway links are all easily accessed and there is a bus service to Gravesend town Centre and Bluewater shopping complex. Ebbsfleet international railway station is within approximately 3.5 miles and offers a high speed service to St Pancras in just 17 minutes. There is also a commuter coach service that travels to London.



HALL

LOUNGE/DINER

25'11" x 11'10"

KITCHEN

8'4" x 6'4"

STAIRS/LANDING

BEDROOM ONE

11'6" x 11'7"

BEDROOM TWO

11'7" x 11'0"



BEDROOM THREE

7'10" x 6'5"

BATHROOM

6'3" x 5'10"

GARDEN

The rear garden is fully enclosed, South facing with rear gate to pedestrian alley way. There is a modest frontage setting the property slightly back from the pavement and roadside.

SERVICES

Mains Gas, Electricity, Water and Drainage.

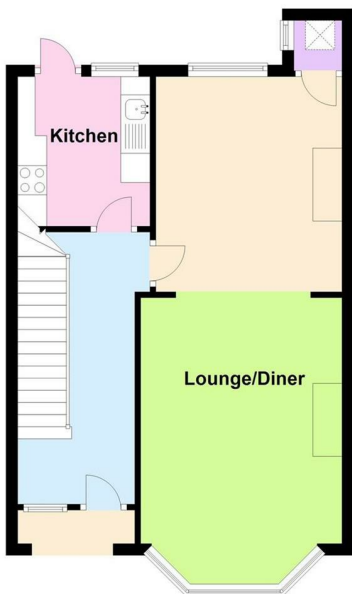
Council Tax: Gravesham Borough Council

Band: C 2020/2021 Charges: £1,637.14





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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