



HUNTERS[®]

HERE TO GET *you* THERE



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Portland Avenue, Gravesend, DA12

Offers In The Region Of £325,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters Gravesend are delighted to bring to the market a property with great potential!

This home on Portland Avenue boasts three bedrooms, and is situated in a desirable location which is ideal for those seeking easy access to local amenities as well as Gravesend Town Centre & Train Station.

The downstairs consists of entrance hall, lounge/dining room and kitchen with the upstairs having the three bedrooms, two of which are double rooms, and the family bathroom.

Although modernisation is required, this presents an exciting opportunity for you to put your own stamp on the property, with the added bonus of No Forward Chain.

Contact us today to arrange a viewing and avoid missing out!

199 Parrock Street , Gravesend, Kent , DA12 1EW | 01474 333266
gravesend@hunters.com | www.hunters.com



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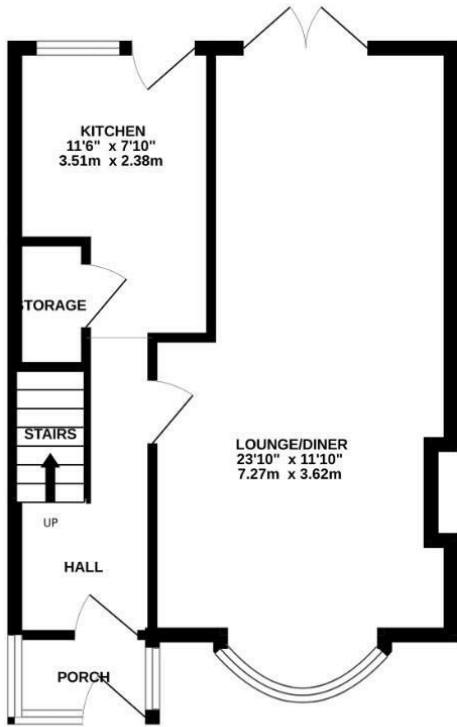
KEY FEATURES

- THREE BEDROOMS
- NO FORWARD CHAIN
 - KITCHEN
 - LOUNGE/DINER
- CLOSE TO TOWN CENTRE & TRAIN STATION
 - LOCAL SHOPS & AMENITIES
 - MODERNISATION REQUIRED
 - EPC RATING- D

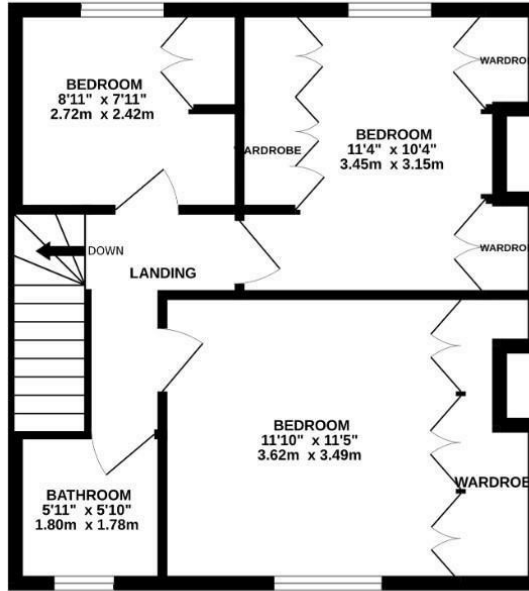




GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

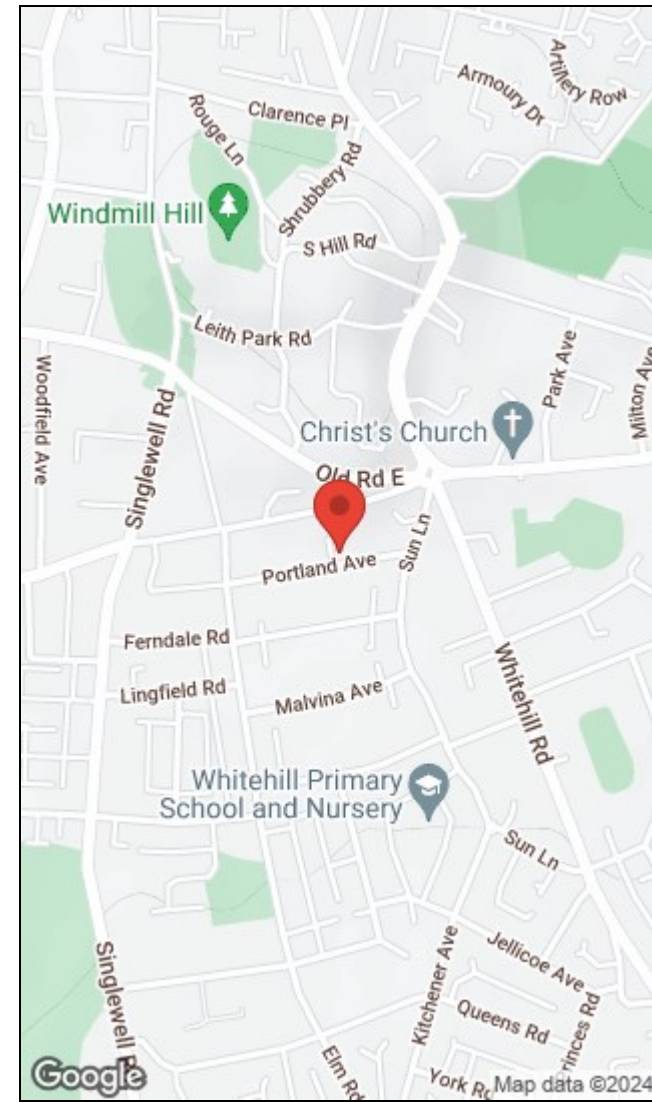


1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(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		Not environmentally friendly - higher CO ₂ emissions	
56			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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