

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Berkley Crescent

Gravesend, DA12 2AD

By Auction £260,000



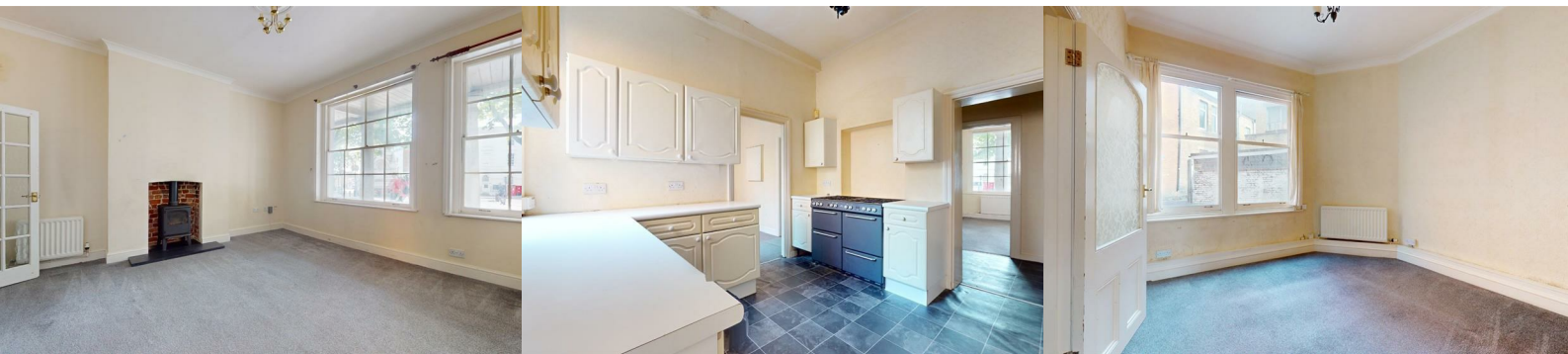
\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £260,000\* BIDDING OPENS SHORTLY \* FEES APPLY \*

Investment opportunity now available to purchase a Grade 2 Listed Building in the heart of Gravesend on Berkley Crescent situated in a Conservation Area. With its convenient location it is within walking distance to Gravesend Town Centre, where you'll find the Mainline Railway Station offering fast services into London. Contact our office on 01474 333266 to find out the potential rental income.

The property is arranged over four floors with the first floor consisting of entrance hall, lounge, kitchen, dining room and stairs down to the basement.

The second floor has two bedrooms and bathroom whilst the third floor has another additional two bedrooms.

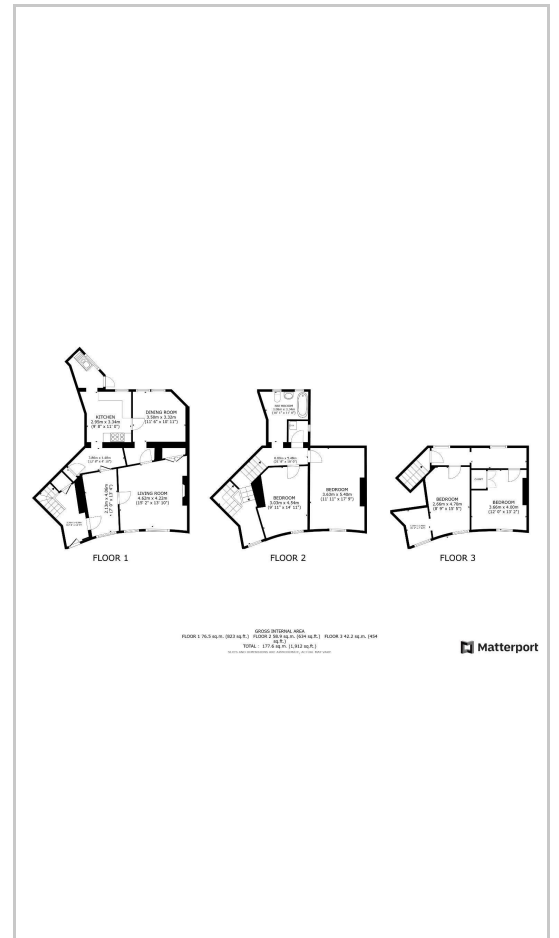
We strongly recommend viewing the virtual tour and booking an immediate viewing.



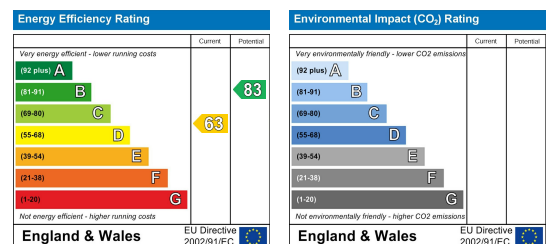
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.