



Lower Higham Road, Gravesend, DA12 2NG  
Guide price £250,000 Freehold

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The Homes Group are delighted to present to the market this two bedroom house IN NEED OF MODERNISATION. Set in the popular Chalk area of Gravesend with its local amenities, and very good road links via the A226 into Gravesend or nearby the A2/M2 to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property.

Benefits include: Two double bedrooms, lounge with bay window, large dining room, fitted kitchen, bathroom with white suite, double glazing, gas fires and electric heaters and very good size rear garden with potential for rear vehicular access/parking. Offered VACANT with NO FORWARD CHAIN.

#### **Porch**

#### **Hallway**

#### **Lounge**

11'6 into bay x 11'0 (3.51m into bay x 3.35m)

#### **Dining room**

14'3 x 9'10 (4.34m x 3.00m)

#### **Kitchen**

8'7 x 6'0 (2.62m x 1.83m)

#### **Conservatory**

8'4 x 6'6 (2.54m x 1.98m)

#### **Landing**

#### **Bedroom one**

14'3 x 10'1 (4.34m x 3.07m)

#### **Bedroom two**

10'1 x 8'5 (3.07m x 2.57m)

#### **Bathroom**

7'0 x 5'5 (2.13m x 1.65m)

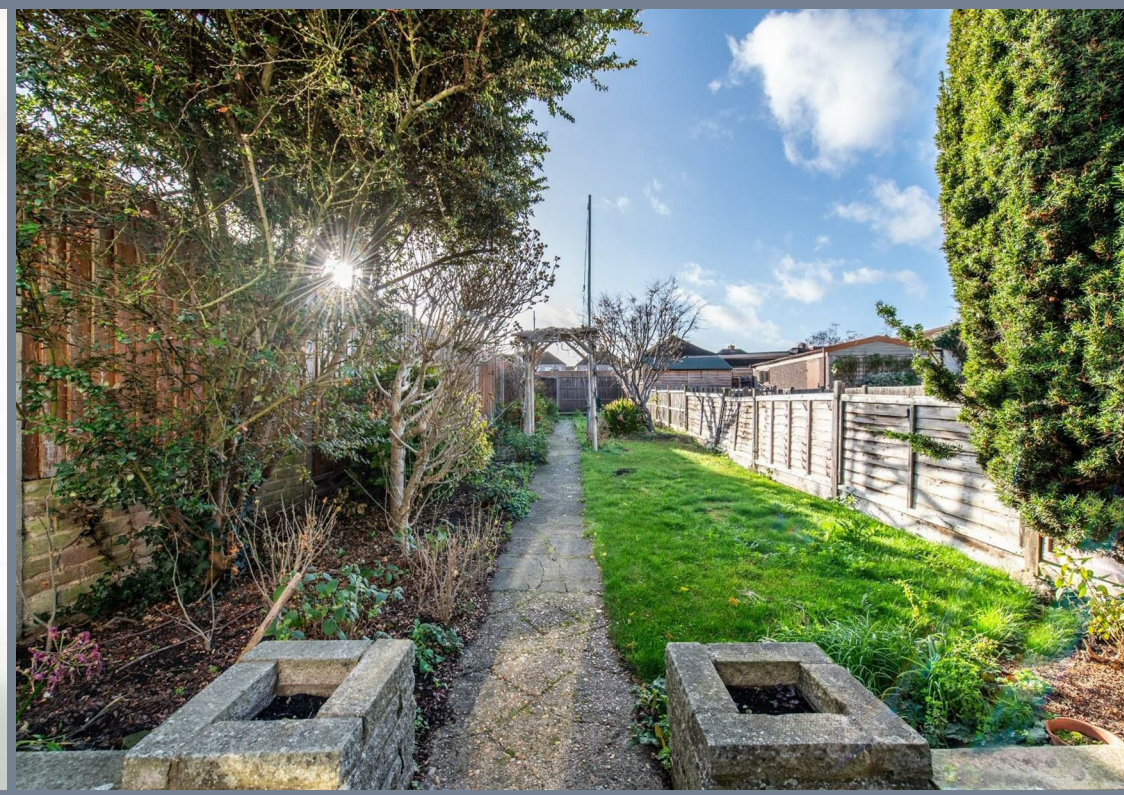
#### **Rear garden**

**Council tax: BAND C**

**Tenure: FREEHOLD**





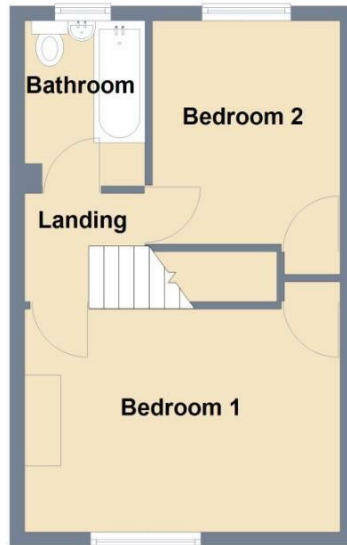




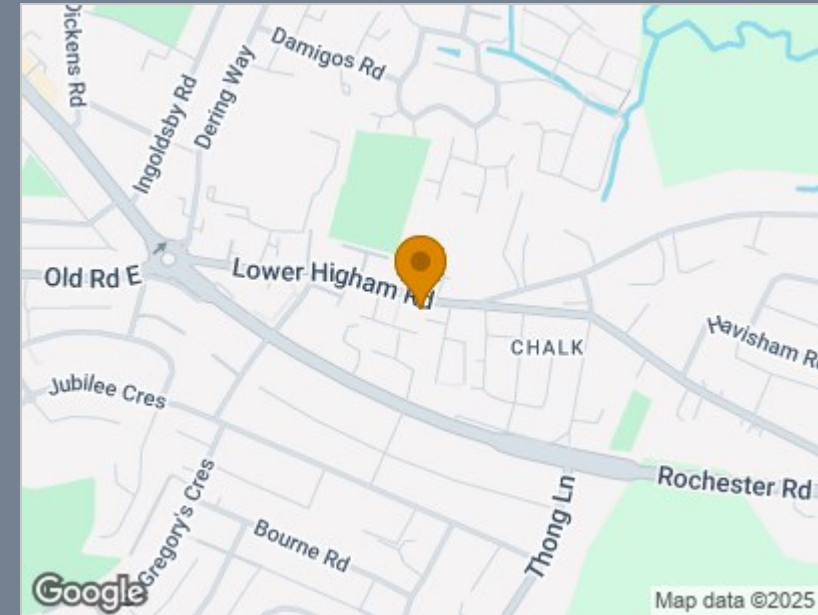
### Ground Floor



### First Floor



Total area: approx. 72.1 sq. metres (776.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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