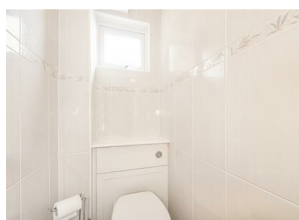


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	



Cruden Road

Approximate Gross Internal Area
 Ground Floor = 38.4 sq m / 414 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Total = 76.8 sq m / 828 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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CRUDEN ROAD
 GRAVESEND DA12 4HR
 Guide price £265,000



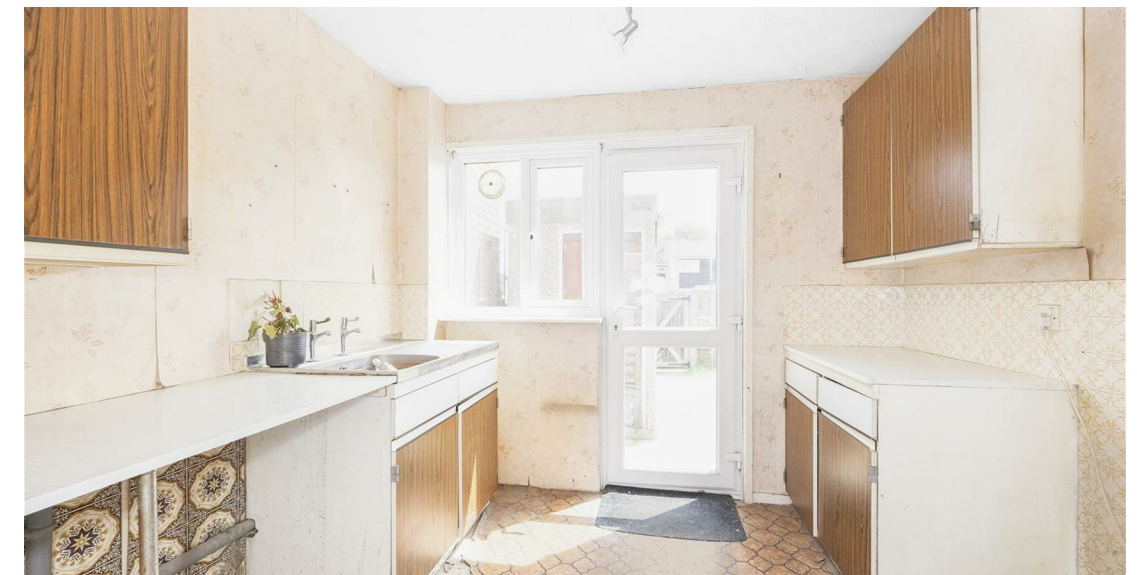
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





****GUIDE PRICE £265,000 - £275,000****

****CHAIN FREE****

This terraced house, located on Cruden Road in the vibrant town of Gravesend, offers a significant renovation opportunity. The property is spread over two floors with an approximate gross internal area of 828 sq ft.

The ground floor features a spacious reception room and kitchen, with access to a generous garden that includes a shed for extra storage. The first floor comprises two well-proportioned bedrooms and a family bathroom with a separate W/C.

Conveniently situated close to local schools and shops, this property also benefits from a driveway at the rear, providing off-street parking. With its prime location and substantial potential for modernisation, this house is an ideal investment for those looking to create a contemporary and personalized home.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CRUDEN ROAD GRAVESEND DA12 4HR

- Chain Free
- Two Bedroom Terraced House
- In Need Of Modernisation
- Ample Storage Space
- Close To Schools
- Close To Amenities
- 828 Sq Ft
- EPC D64
- Council Tax Band C
- Ideal First Home

