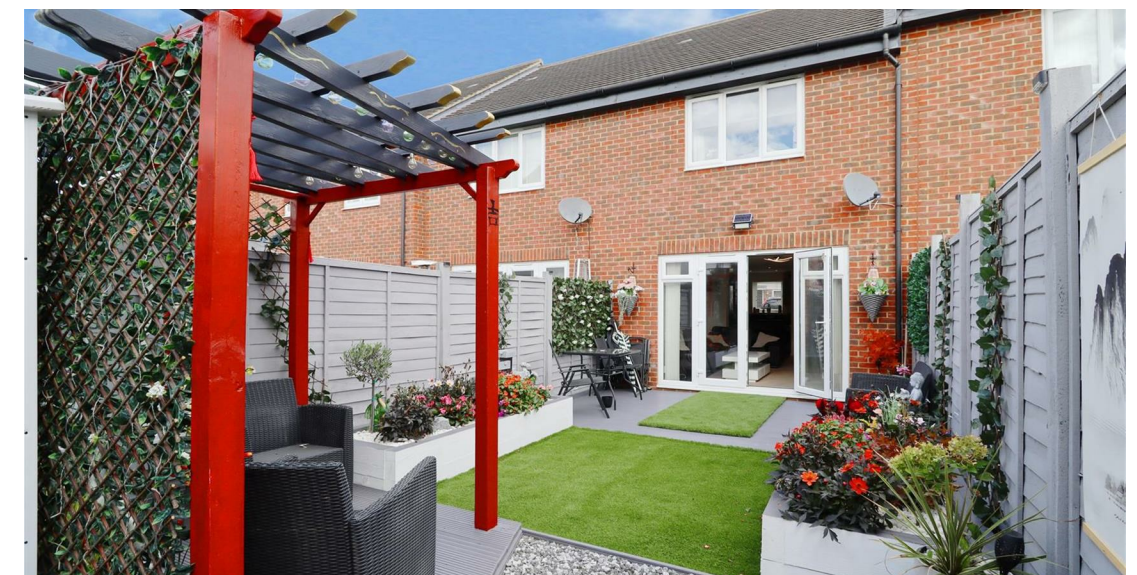


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 82        |
| (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 |           |



NURSERY GROVE  
GRAVESEND DA11 7BB  
Offers over £300,000





Step straight into this modern and beautifully presented 2-bedroom terraced home, where no work is required – simply unpack and enjoy. Designed with today's lifestyle in mind, the ground floor boasts a bright open-plan kitchen/lounge/diner, flowing effortlessly out to a low-maintenance, tranquil garden with artificial grass – perfect for relaxing or entertaining and that much needed WC.

Upstairs, you'll find two generous double bedrooms and a stylish family bathroom, making this the perfect balance of space and comfort.

Situated in the highly desirable Singlewell area, right on the Gravesend borders, the property offers excellent access to the A2, well-regarded local schools, and a host of everyday amenities.

To top it all off, the property comes with the added benefit of being sold with no forward chain, making the move as smooth as possible.

Whether you're a first-time buyer or simply looking for a modern home in a fantastic location, this one is not to be missed.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## NURSERY GROVE

GRAVESEND DA11 7BB

- TWO BEDROOM TERRACED
- BEAUTIFUL CONDITION FROM START TO FINISH
- DOWNSTAIRS WC
- OPEN PLAN LOUNGE/KITCHEN
- STUNNING LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING FOR ONE VEHICLE
- 653 SQ FT
- COUNCIL TAX BAND D
- EPC C

