



**Price**  
**£265,000**

**Freehold**

2x  1x  1x 

**Ruffets Wood,  
Gravesend, Kent, DA12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Garage en bloc
- Wraparound garden
- Separate lounge and kitchen
- Offered for sale with no forward chain
- Spacious accommodation throughout
- Large loft space

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 15'2 x 12'8 (4.63m x 3.86m)

Kitchen : 12'3 x 6'5 (3.74m x 1.96m)

Wet Room

Bedroom 1: 12'11 x 11'6 (3.94m x 3.51m)

Bedroom 2: 9'6 x 8'8 (2.90m x 2.64m)

Conservatory : 15'8 x 7'6 (4.78m x 2.29m)

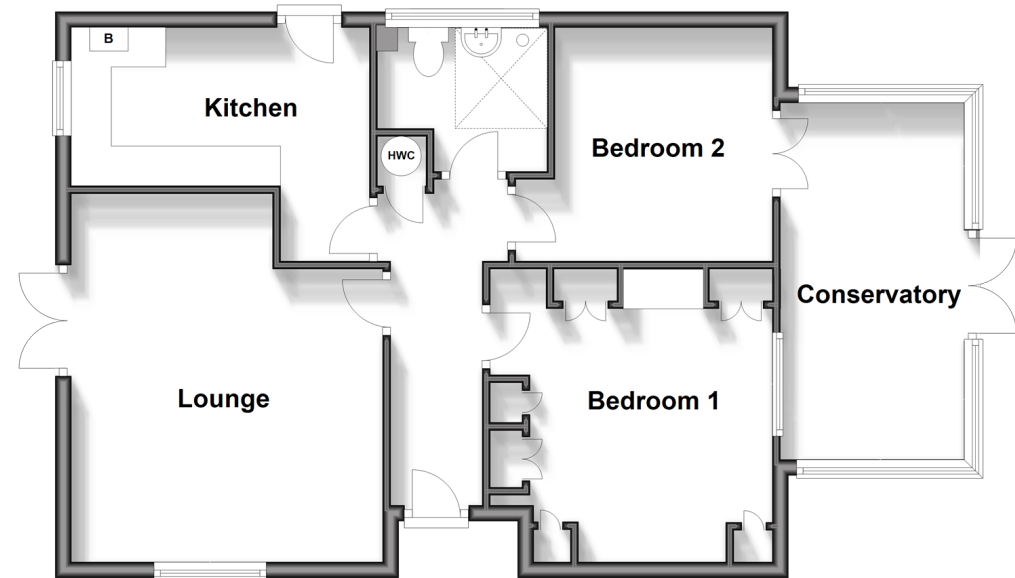
### OUTSIDE

Front Garden

Rear Garden

Garage En-Bloc

**Ground Floor**  
Approx. 68.5 sq. metres (736.8 sq. feet)



**Call Gravesend - 01474 352417 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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