



**OVER 60?**

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

**Price**  
**£250,000**

**Freehold**

2x  1x  2x 

**Raphael Road,  
Gravesend, Kent, DA12**

*Wards*  
Helping you move forwards





## Main features

- Separate lounge and dining room
- Walking distance to Gravesend town centre and train station, offering the high speed service to London
- Close to local schools and amenities
- Ideal for first time buyers or investors
- Two double bedrooms
- Bathroom accessed via Bedroom 2

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge : 11'3 x 10'0 (3.43m x 3.05m)

Dining Room : 13'5 x 11'2 (4.09m x 3.41m)

Kitchen : 9'4 x 7'10 (2.85m x 2.39m)

Toilet

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 13'3 x 11'4 (4.04m x 3.46m)

Bedroom 2: 13'3 x 11'2 (4.04m x 3.41m)

Bathroom

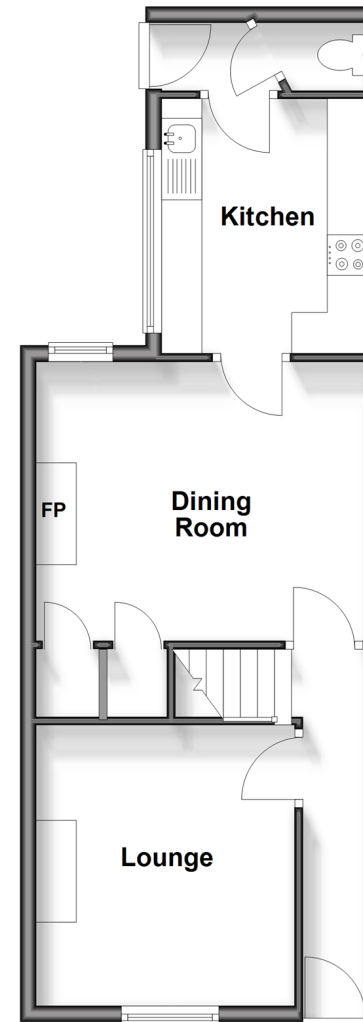
### OUTSIDE

Front Garden

Rear Garden

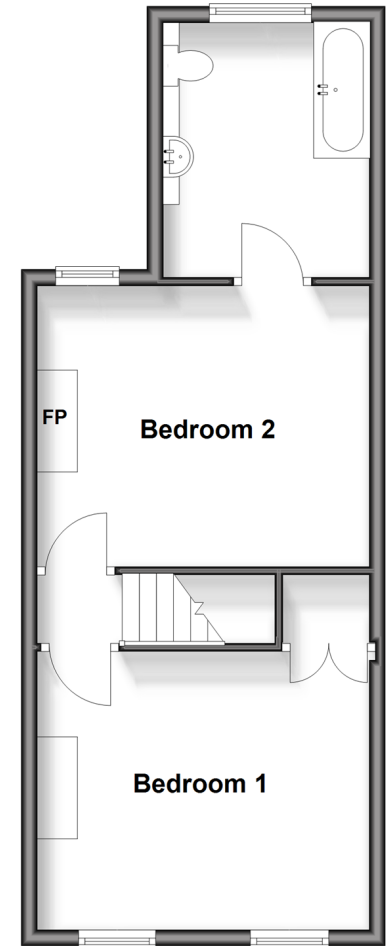
### Split Level Ground Floor

Approx. 465.0 sq. feet



### Split Level First Floor

Approx. 439.3 sq. feet



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Asbestos is present at this property, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

