



Guide Price
£325,000

Freehold

3x 1x 2x

**Pinnocks Avenue,
Gravesend, Kent, DA11**

Wards
Helping you move forwards



Main features

- Close proximity to Gravesend train station
- Extended ground floor providing extra living space
- Well maintained private rear garden
- Within walking distance of local schools and amenities
- Great property for first time buyers

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 13'11 x 12'6 (4.24m x 3.81m)

Dining Area : 13'1 x 10'10 (3.99m x 3.30m)

Family Area: 11'3 x 8'7 (3.43m x 2.62m)

Kitchen : 18'7 x 7'6 (5.67m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 into bay x 9'5 (3.99m x 2.87m)

Bedroom 2: 11'7 x 10'11 (3.53m x 3.33m)

Bedroom 3: 7'11 x 6'11 (2.41m x 2.11m)

Shower Room

Toilet

OUTSIDE

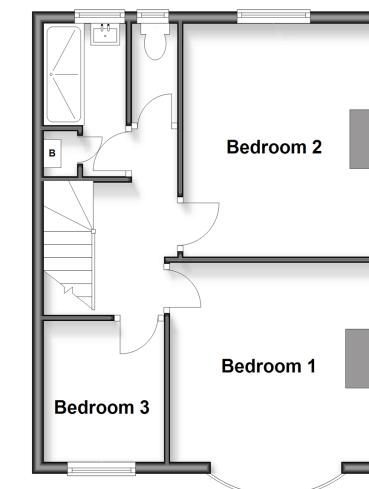
Front Garden

Rear Garden

Ground Floor
Approx. 60.2 sq. metres (647.8 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.2 sq. feet)



Call Gravesend - 01474 352417 ■ wardsofkent.co.uk

- 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 50% less, by purchasing a Lifetime Lease.



CURRENT:
D(68)

POTENTIAL:
C(80)



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