



**OVER 60?**

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

**Guide Price**

**£300,000**

**Freehold**

3x  1x  1x 

**Poplar Avenue,  
Gravesend, Kent, DA12**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Potential for off road parking subject to planning permission
- Nearby to local schools and amenities
- In need of updating
- Side access to rear garden

## Accommodation

### GROUND FLOOR

Hallway

Living Room: 13'2 x 12'11 (4.02m x 3.94m)

Kitchen: 15'9 x 9'7 (4.80m x 2.92m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 9'9 (3.97m x 2.97m)

Bedroom 2: 9'7 x 7'0 (2.92m x 2.14m)

Bedroom 3: 9'9 x 6'3 (2.97m x 1.91m)

Bathroom: 8'9 x 4'6 (2.67m x 1.37m)

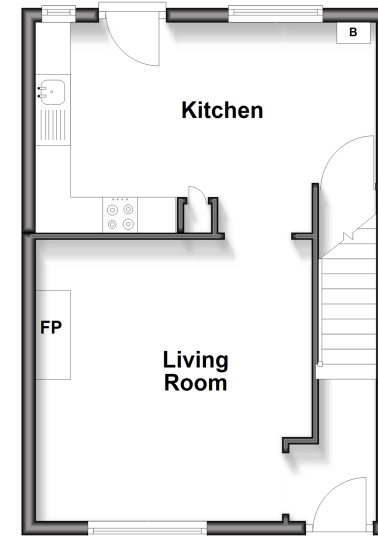
### OUTSIDE

Off Road Parking

Rear Garden

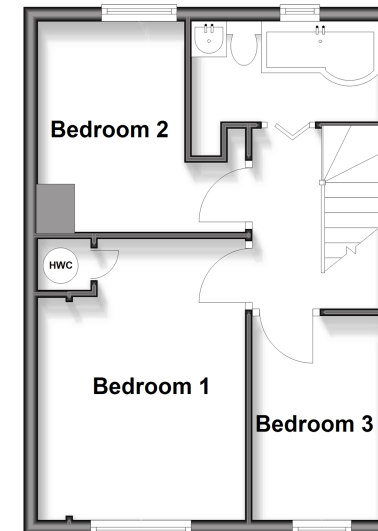
### Ground Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



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



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