

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**22 Apsledene, Gravesend, DA12 5ED**

**Guide Price £300,000**

**Property Images**



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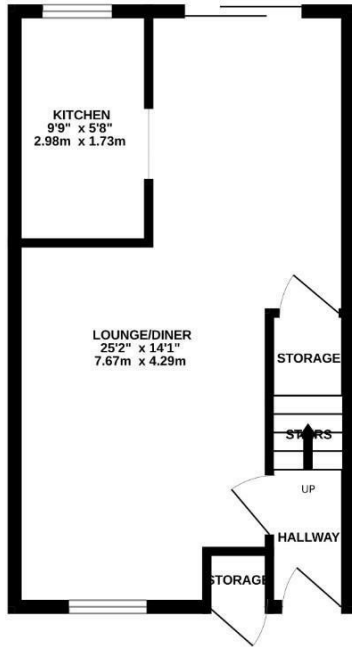
## Property Images



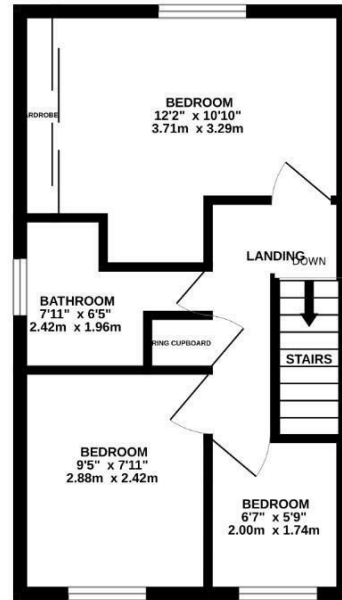
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GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

Guide Price: £300,000-£325,000

Available now with No Forward Chain is this three bedroom end of terraced property in Apsledene, Gravesend.

This home consists of entrance hall, lounge/dining room, kitchen, three bedrooms, two of which are double rooms, and family bathroom.

To the rear is a garden that has a paved area allowing space for a table and chairs, and grass area with storage shed at the back.

There is the added bonus of a garage en bloc which can either be used of further storage or a small car.

Gravesend Mainline Station is a short drive away providing services into London. There is also a bus stop on Valley Drive for commuter coaches that go into London as well. The A2 is close by which can help those driving into London or down to the coast.

Please call now to arrange your viewing!

## Features

• THREE BEDROOMS • KITCHEN • LOUNGE/DINING ROOM • NO FORWARD CHAIN • IDEAL FIRST TIME BUY/INVESTMENT • GARAGE EN BLOC • VIEWING RECOMMENDED • EPC RATING D