



Nelson Road, Gravesend, DA11 7EF
Guide price £230,000

GUIDE PRICE - £230,000 - £240,000

Fabulous First Time Buy or maybe Investment as this delightful two bedroom home is situated close to parks, schools and Railway Station. Offered with NO FORWARD CHAIN makes this an attractive prospect for those wanting to complete quickly so call us today to book your accompanied viewing.

If you are looking to purchase with the least amount of fuss then this wonderful two bedroom home has the benefit of No Forward Chain keeping things as easy as they possibly can get.

Located in a very popular area with plenty of amenities and schools close by and the fact that you can easily get to the Railway Station makes this an attractive purchase for both first time buyers and investors. Inside you have a large open plan lounge diner which is neutrally decorated so you can add your own personality quite easily or even leave it as it is and just enjoy.

If you are looking for something you can change or improve then the possibility of enlarging the kitchen (STNPP or building regs) and creating a kitchen breakfast room could be exciting for you and just what you are looking for.

There are two good size bedrooms upstairs and the bathroom is downstairs as is commonly found in this style of property. The garden is a good size and offer some well needed outside space to enjoy the warmer months we have coming.

Call Town and City Homes today and find out when the next viewing appointment is as this will not be on the market for long.

Entrance

Lounge 10'10 x 10'5 (3.30m x 3.18m)

Dining Room 11'3 x 10'10 (3.43m x 3.30m)

Kitchen 9' x 5' (2.74m x 1.52m)

Utility 12'3 x 8'2 (3.73m x 2.49m)

Bathroom 5'6 x 5'4 (1.68m x 1.63m)

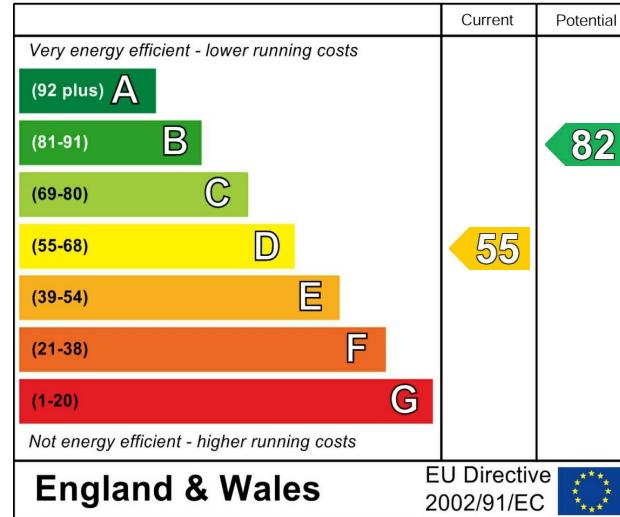
Landing

Main Bedroom 10'11 x 10'6 (3.33m x 3.20m)

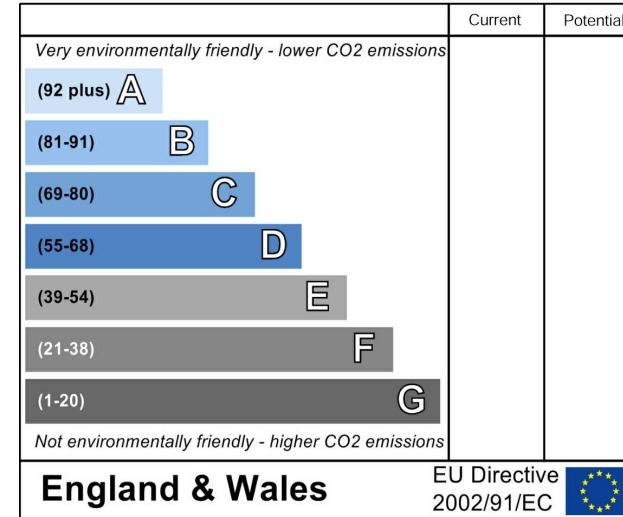
Bedroom 2 11'5 x 8'2 (3.48m x 2.49m)

Garden

Energy Efficiency Rating



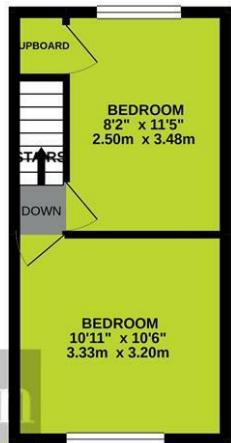
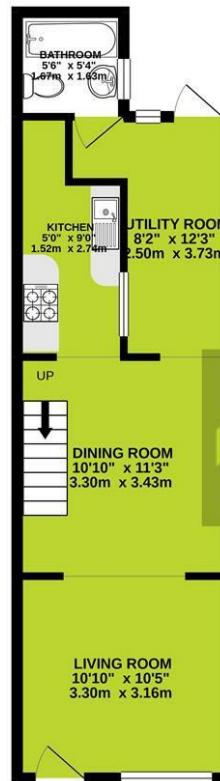
Environmental Impact (CO₂) Rating





GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq ft. (59.0 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 not be used as such by any prospective purchaser. The fire, gas, water, drainage and electrical systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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