



# 107 Peacock Street

Gravesend DA12 1EQ

**Offers Over £325,000**



Situated in the charming Peacock Street in Gravesend, this stunning terraced house offers a delightful blend of character and modern living. Spanning an impressive amount of square feet, this property has been thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home. Upon entering, you are greeted by a welcoming entrance area that leads into a spacious lounge and dining area, perfect for entertaining guests or enjoying family time. The fitted kitchen is well-equipped, making meal preparation a pleasure. The bathroom is conveniently located on the ground floor, ensuring ease of access for all. The first floor boasts two generously sized double bedrooms, providing a peaceful retreat for rest and relaxation. The lower ground level features an additional two double bedrooms, one of which is currently utilised as a study, offering flexibility for those who work from home or require extra space. Outside, the property benefits from a generous rear garden, ideal for outdoor activities, gardening, or simply unwinding in the fresh air. Permit parking is available, adding to the convenience of this lovely home. Situated within close proximity to Gravesend town centre and the railway station which has the bonus of a fast link into London, this property is perfectly positioned for those who appreciate easy access to local amenities and transport links. With a council tax band of C, this home presents an excellent opportunity for both families and professionals alike. Do not miss the chance to make this charming house your new home.



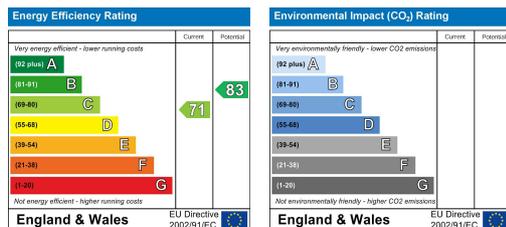
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Floor 1</b></p>	<p><b>Approximate total area<sup>①</sup></b> 1047 ft<sup>2</sup> 97.4 m<sup>2</sup></p> <p><b>Reduced headroom</b> 7 ft<sup>2</sup> 0.6 m<sup>2</sup></p>
<p><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>	

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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