



## 63 Barr Road, Gravesend, Kent, DA12 4DU

GUIDE PRICE £325,000 - £350,000 \*\*2 DOUBLE BEDROOMS\*\*2 RECEPTION ROOMS\*\*BLOCK PAVED DRIVE\*\*GREAT SIZE GARDEN\*\*CLOSE TO AMENITIES\*\*

This spacious and well presented terrace property in Gravesend has just hit the sales market and has the added benefit of a block paved drive for two cars to the front. Gravesend mainline train station offers excellent links to London and is just a twenty minute walk away with the town centre also within a short distance

There are two generous reception rooms to the ground floor, which could be perfect if you are looking for home office space. There is a lovely fitted kitchen breakfast room that over looks the rear garden.

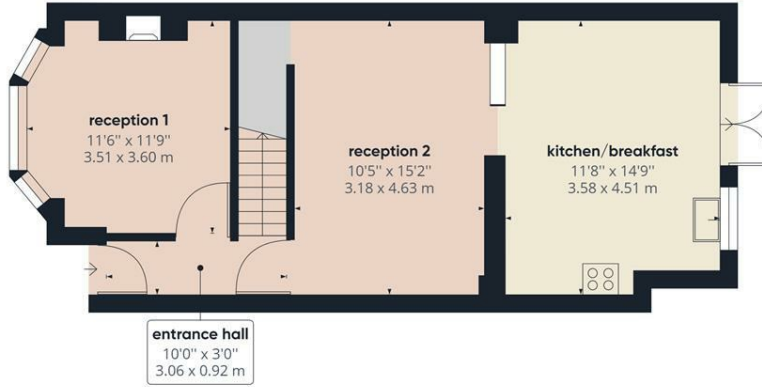
To the first floor there are two double bedrooms and a modern family shower room.

The rear garden is of a great size, completely low maintenance with artificial lawn with plenty of patio space. The front is mostly block paving, offering parking for two cars Added benefits include gas central heating and double-glazed windows.

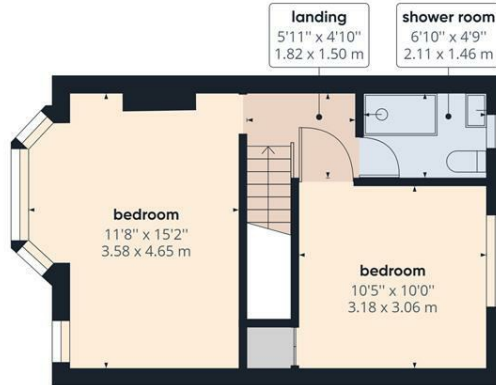
You will be amazed at all there is to do and see in Gravesend with its surprising combination of fascinating history but also many of the modern comforts.

- GUIDE PRICE £325K-£350K
- DRIVE FOR 2 CARS
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- 2 RECEPTION ROOMS
- MODERN FAMILY SHOWER ROOM
- NEAR TO TRAIN STATION
- READY TO MOVE INTO
- VIEWING ESSENTIAL

**£325,000**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
861.41 ft<sup>2</sup>  
80.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	