



2 Frobisher Way

Gravesend, DA12 4RA

Set in the sought-after location of Frobisher Way, Gravesend, this charming three-bedroom house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious lounge/dining room, first floor bathroom W/C, off road parking to rear and NO CHAIN!

The accommodation comprises of: Entrance porch, lounge/dining room and kitchen. To the first floor there are three good size bedrooms and family bathroom W/C.

Located close to all local amenities and Bluewater Shopping centre is a short drive away. Ebbsfleet/Gravesend stations are also close by having the fast trains into London. There are also highly regarded schools in the area and the A2/M2/M20 roads link to London and coast. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council Tax Band C.

Offers In The Region Of £300,000

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- NO CHAIN!
- FIRST FLOOR BATHROOM W/C
- GAS CENTRAL HEATING
- EPC AWAITED
- THREE BEDROOMS
- OFF ROAD PARKING TO REAR
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE/DINING ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND C

Entrance Porch

6'9" x 1'11" (2.06 x 0.6)

Lounge/Dining Room

23'3" x 16'5" (7.10 x 5.02)

Kitchen

9'6" x 7'8" (2.9 x 2.36)

First Floor Landing

7'1" x 6'8" (2.16 x 2.04)

Bedroom

13'0" x 9'7" (3.97 x 2.93)

Bedroom

9'11" x 9'8" (3.04 x 2.95)

Bedroom

9'4" x 6'7" (2.87 x 2.02)

Bathroom W/C

6'7" x 6'3" (2.02 x 1.92)

Rear Garden

Laid to lawn with rear access.

Off road Parking

To rear.

Agents note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective

buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



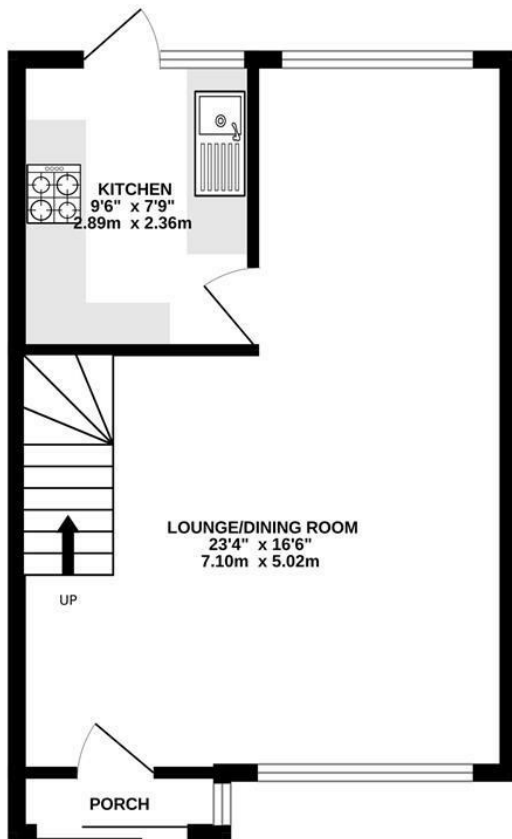
Directions

Tel: 01634730672

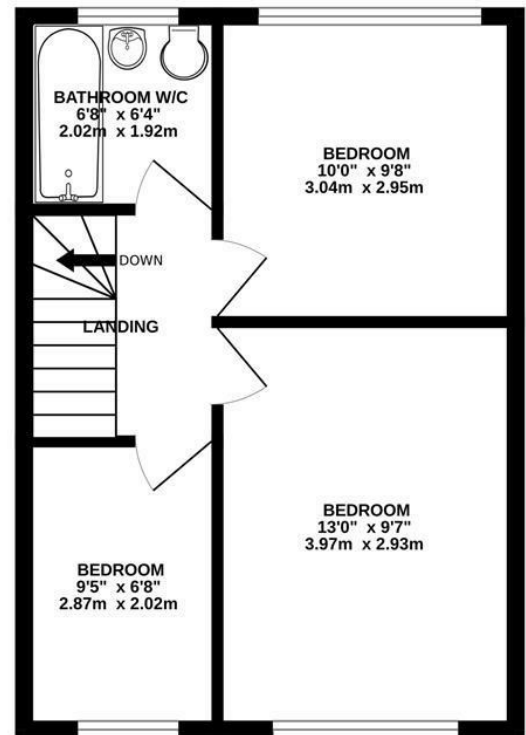




GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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