



**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Raphael Road,  
Gravesend, Kent, DA12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Upstairs bathroom
- Open plan lounge/diner
- Within walking distance of local grammar school and shops
- High ceilings and character features
- Short walk into Gravesend town centre

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner : 23'4 x 11'5 (7.12m x 3.48m)

Cloakroom

Kitchen : 13'0 x 5'0 (3.97m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 11'5 (4.80m x 3.48m)

Bedroom 2: 13'1 x 10'1 (3.99m x 3.08m)

Bedroom 3: 10'0 x 5'10 (3.05m x 1.78m)

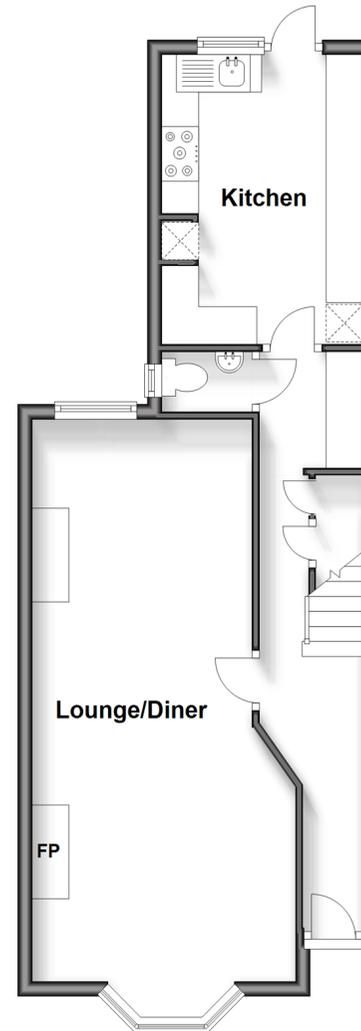
Bathroom

### OUTSIDE

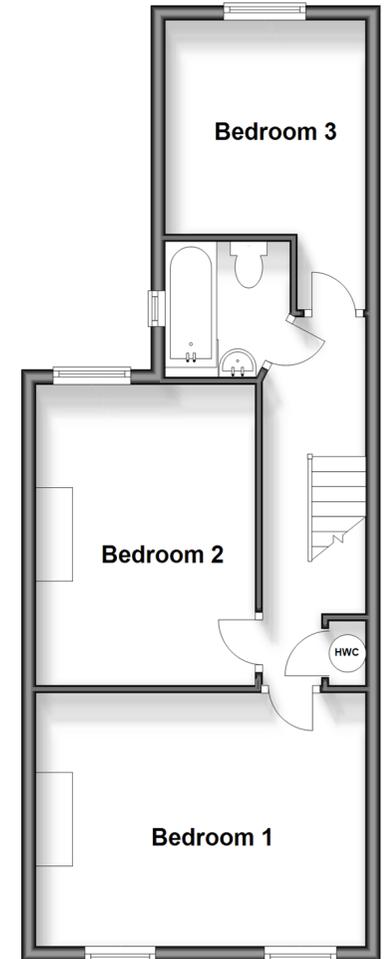
Front Garden

Rear Garden

**Ground Floor**  
Approx. 46.5 sq. metres (500.2 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (505.2 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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