



**Price**  
**£280,000**

**Freehold**

2x  1x  1x 

**Clarendon Road,  
Gravesend, Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ideal period home for first time buyers
- Open plan lounge/diner
- Separate upstairs bathroom
- Useable cellar room
- Walking distance of Gravesend town centre and high speed train station

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Lounge/Diner: (L-shaped) 13'4 x 11'2 (4.07m x 3.41m) plus 11'5 x 9'6 (3.48m x 2.90m)

Kitchen : 8'5 x 8'3 (2.57m x 2.52m)

Lean-To

### BASEMENT

Cellar Room 1

Cellar Room 2: 12'7 x 10'1 (3.84m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 11'3 x 11'2 up to fitted wardrobes (3.43m x 3.41m)

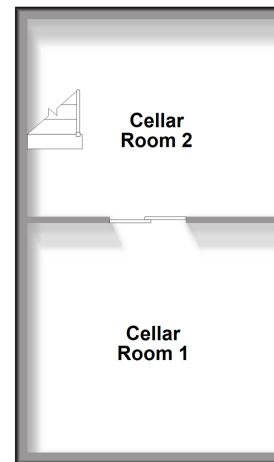
Bedroom 2: 11'7 x 8'2 (3.53m x 2.49m)

Bathroom

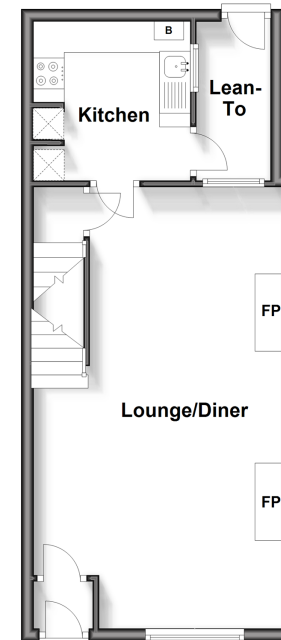
### OUTSIDE

Rear Garden

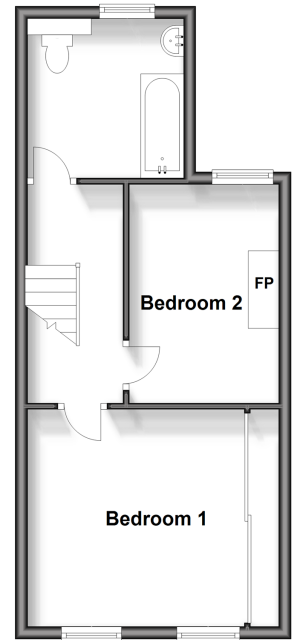
**Basement**  
Approx. 28.6 sq. metres (308.3 sq. feet)



**Split Level Ground Floor**  
Approx. 39.6 sq. metres (425.8 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.2 sq. feet)



**Call Gravesend - 01474 352417 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale