



**Price**  
**£280,000**

**Freehold**

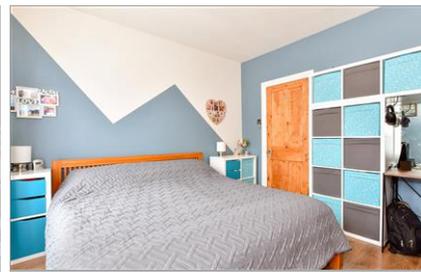
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**Clarendon Road,  
Gravesend, Kent, DA12**

**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

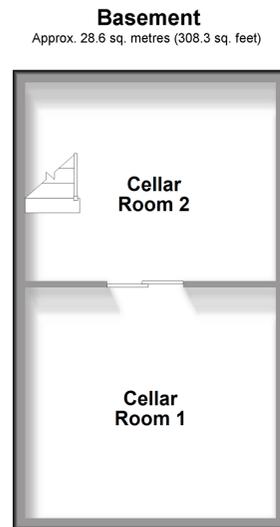
Cellar Room 1  
 Cellar Room 2: 12'7 x 10'1 (3.84m x 3.08m)

### FIRST FLOOR

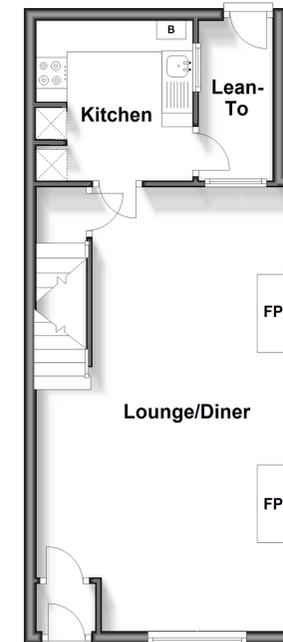
Landing  
 Bedroom 1: 11'3 x 11'2 up to fitted wardrobes (3.43m x 3.41m)  
 Bedroom 2: 11'7 x 8'2 (3.53m x 2.49m)  
 Bathroom

### OUTSIDE

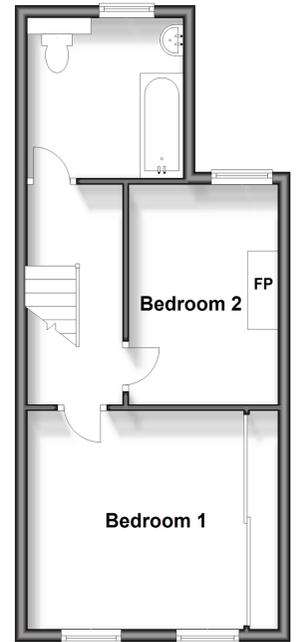
Rear Garden



**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 ■ wardsof Kent.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

EPC RATING: CURRENT: D(64) POTENTIAL: B(88)



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