



Sun Marsh Way

Gravesend, DA12 2FE

Modern three bedroom mid terrace house situated in a modern development with two allocated parking spaces.

Main Features

- Three bedroom end of terrace house
- Modern development
- Walking distance of local amenities
- Downstairs cloakroom
- Rear garden - recently laid with artificial lawn
- Kitchen/diner

FULL DESCRIPTION

We are delighted to offer this three bedroom end of terrace residence situated on a modern development and within walking distance of local amenities. The property benefits from double glazing and gas central heating.

The accommodation briefly comprises: Entrance hall, downstairs cloakroom, living room and kitchen/diner. To the first floor is master bedroom with ensuite, two further bedrooms and family bathroom. Externally is the rear garden which has recently been laid with artificial lawn and two allocated parking spaces.

Your earliest internal viewing is highly recommended.

Entrance hall
Downstairs cloakroom

Lounge
16' 2" x 12' 8" (4.93m x 3.86m)

Kitchen/diner
17' 8" x 8' 11" (5.38m x 2.72m)

First floor landing
Bedroom one

11' 5" x 11' 0" (3.48m x 3.35m)
Ensuite

Bedroom two
10' 2" x 8' 8" (3.1m x 2.64m)

Bedroom three
11' 2" x 7' 2" (3.4m x 2.18m)

Family bathroom
Outside

Two allocated parking spaces.
Rear garden recently laid with artificial lawn.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.
Council Tax: Band D - £1,842 per annum.
EER Rating: 84 EIR Rating: 87
Local authority: Gravesham Borough Council

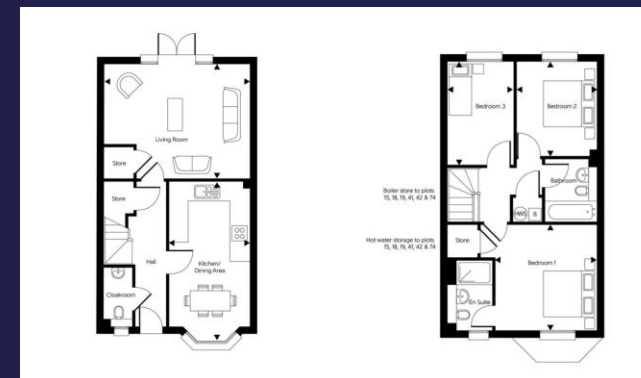
Service Charge of £184 per annum is payable to the management company to manage the communal gardens / street lights etc –

It should be noted that the vendor of this property is an employee of this group of companies.

Directions

Call our office for directions.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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