

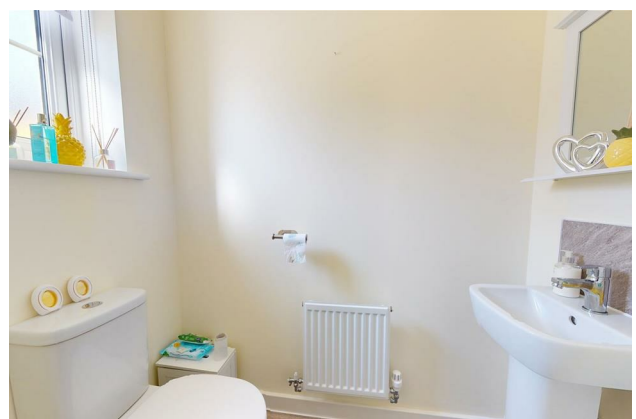
HUNTERS®

HERE TO GET *you* THERE

13 Hectare Lane, Gravesend, DA11 7FW

O.I.R.O £375,000

Property Images



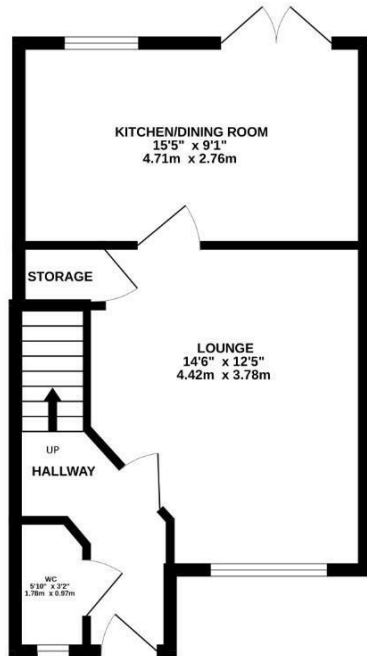
Property Images



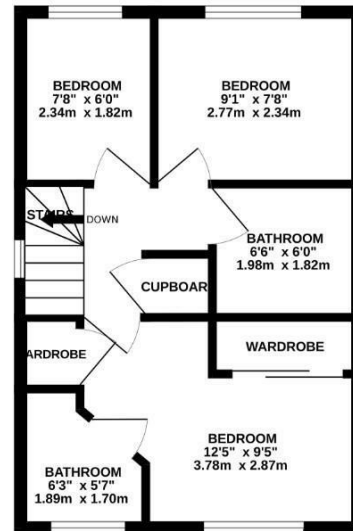
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GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

Welcome to this charming end of terrace house located at Hectare Lane, on the desirable Watermans Park estate of Gravesend. This delightful property has three bedrooms, making it an ideal home for families or those seeking extra space. The main bedroom features an ensuite bathroom, providing a touch of luxury and convenience.

Upon entering, you will find a welcoming Lounge that offers a great space for relaxation or entertaining guests. There is a downstairs WC and the modern kitchen with integrated appliances and dining room to the rear that provides access onto the garden. The layout of the house is both practical and inviting, ensuring a comfortable living experience. The upstairs has the three bedrooms and also benefits from a well-maintained bathroom, catering to the needs of the household.

One of the standout features of this home is the provision of two parking spaces at the front, a valuable asset in today's busy world. Additionally, having no onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is under the NHBC warranty, providing peace of mind for the new owners. The location within the Watermans Park estate offers a pleasant environment, with local amenities and green spaces nearby, making it a wonderful place to live.

In summary, Hectare Lane presents an excellent opportunity for those looking for a modern and comfortable home in Gravesend. It is sure to appeal to a wide range of buyers so do not miss the chance to make this lovely property your own.

Features

• END OF TERRACE • THREE BEDROOMS • NO FORWARD CHAIN • WELL PRESENTED • PARKING TO FRONT • WITHIN NHBC WARRANTY • VIEWING RECOMMENDED • EPC RATING- B