

SELLING & RENTING  
HOMES  
— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## INGOLDSBY ROAD GRAVESEND

FREEHOLD

**£275,000**

- Three bedroom house.
- Spacious throughout.
- Walking distance to a variety of schools.
- Near to Gravesend Train Station.
- Chain free.
- Downstairs toilet.
- Walking distance to a variety of shops.

Chain free!

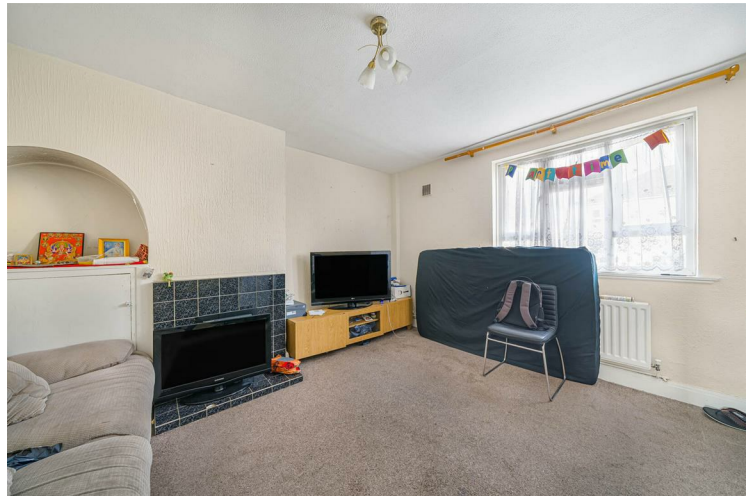
Land Estates are delighted to bring to the market, this three bedroom house located in Gravesend.

The property comprises of the following, a lounge, kitchen and added convenience of a downstairs toilet. There are three bedrooms to the first floor and a family bathroom.

This house also benefits from a garden to the front and to the rear.

Ingoldsby Road is in a great location, it is within walking distance to a variety of shops, schools and transport options.

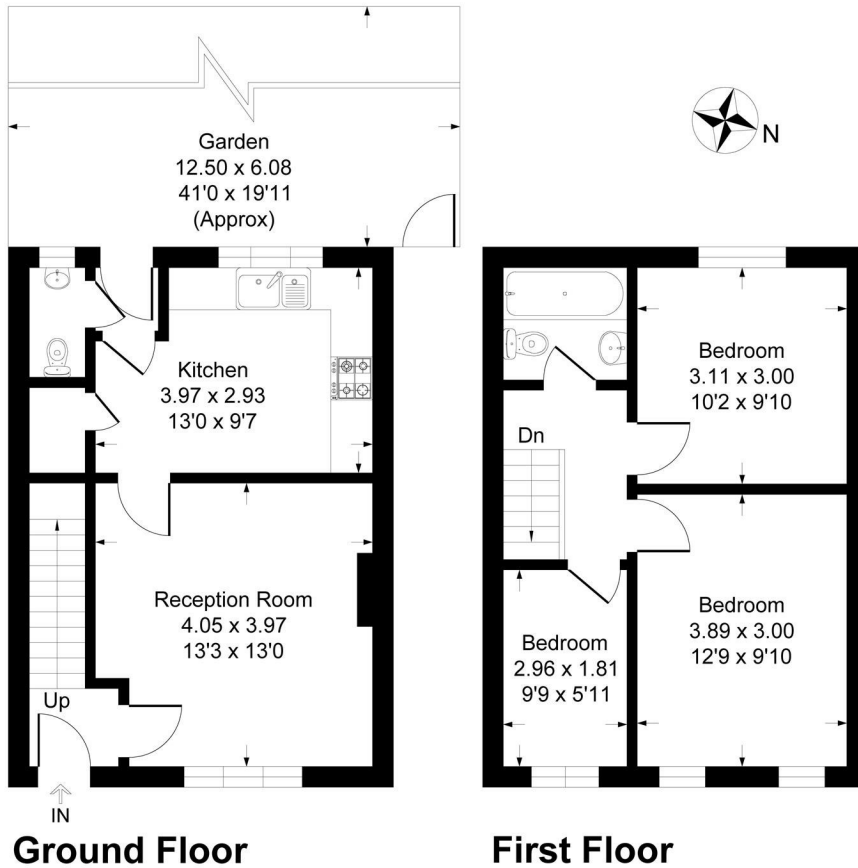
Please contact Land Estates to arrange a viewing.





# Ingoldsby Road, Gravesend, Kent, DA12

Approximate Gross Internal Area 70.1 sq m / 755 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: C      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land Estate  
6 Market Street  
Dartford  
Kent  
DA1 1ET

01322 413501  
info@landestate.co.uk  
www.landestate.co.uk



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT