

Waterman House, 1 Lord Street. Gravesend  
Kent, DA12 1AW

Sales: 01474 330840

Email: [info@watermanhouseestates.co.uk](mailto:info@watermanhouseestates.co.uk)

[www.watermanhouseestates.co.uk](http://www.watermanhouseestates.co.uk)



**Waterman House Estates**



## **Nelson Road, Northfleet, DA11 7EE**

**Asking price £280,000**

We are pleased to bring to the market this 2/3 BEDROOM TERRACED HOUSE. The ground floor comprises of 2 GREAT SIZE RECEPTION ROOMS, a MODERN GALLEY KITCHEN and BATHROOM. Upstairs there are 2 DOUBLE BEDROOMS with a single bedroom off of the 2nd bedroom. To the rear of the property is GARDEN LAID TO LAWN with a patio area.

Located in Northfleet, Gravesend, the property is a short drive to Gravesend Town Centre and its mainline train station which offers high speed rail links into London. Bluewater shopping Centre and Ebbsfleet International are also just a 10 minute drive from the property. Located on all main bus routes. Great Links to A2/M2/M25. Close to all local amenities, including supermarkets, schools, doctors and a leisure centre.

Council Tax Band - B

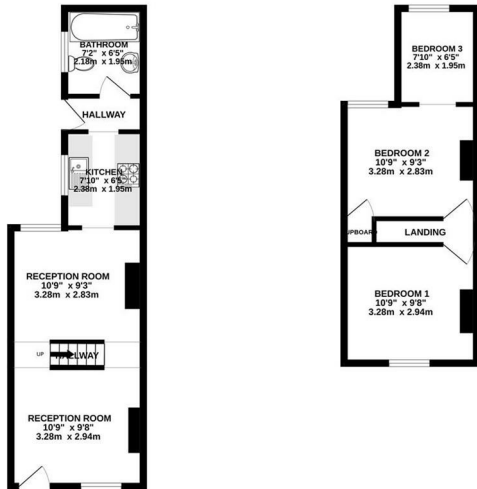
Call us now to book a viewing!!!





GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, weights and any other facts are approximate and not responsible to them for any error, omission or misstatement. The data is for general purposes only and should be used as a guide for independent purchase. We do not accept any liability for errors, omissions or any other facts not stated and the purchaser should verify the facts.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		