



**Modern  
Auction**

**£270,000  
Freehold**

2x  1x  1x 

**Lorton Close,  
Gravesend, Kent, DA12**

*Wards*  
Helping you move forwards



## Main features

- Potential to extend subject to planning permission
- Garage en-bloc providing convenient parking or extra storage
- For sale by Modern Auction - T&Cs apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge/Diner: 24'5 x 11'6 (7.45m x 3.51m)  
 Kitchen: 9'3 x 8'1 (2.82m x 2.47m)

### FIRST FLOOR

Landing  
 Bedroom 1: 14'7 x 9'11 (4.45m x 3.02m)  
 Bedroom 2: 13'9 x 8'9 (4.19m x 2.67m)  
 Wet Room

### OUTBUILDING

Outbuilding

### OUTSIDE

Front Garden  
 Rear Garden  
 Garage En-bloc

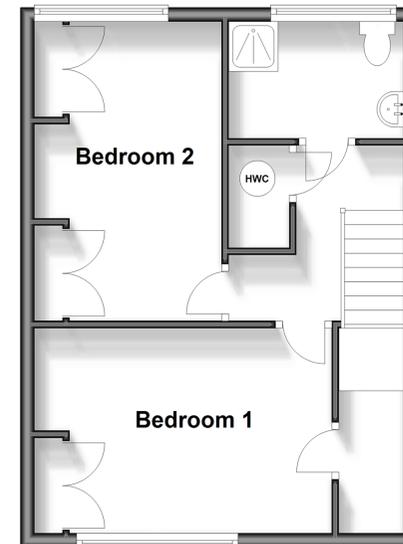
### Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



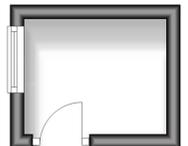
### First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



### Outbuilding

Approx. 3.3 sq. metres (35.2 sq. feet)



Call Gravesend - 01474 352417 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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