



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01474 333111
FOR SALE

Ifield Way

Gravesend | Kent | DA12 5UA



Ifield Way

Gravesend, Kent, DA12 5UA

Guide Price £300,000 - £325,000

Freehold

This extended two-bedroom end of terraced house with en bloc garage to rear is situated on the outskirts of Gravesend and is offered with the benefit of no forward chain.

Benefitting from:

- Total Square Footage: 1118.9 Sq. Ft.
- Entrance Hall
- 22' Through Lounge
- 14' Garden Room
- Fitted Kitchen
- Breakfast/Utility Room
- Ground Floor Cloakroom
- First Floor Shower Room
- En-Bloc Garage
- Front and Rear Gardens
- No Chain Involved
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hall: Entrance door to side into hallway. Laminate wood flooring. Under-stairs recess. Carpeted staircase to first floor. Doors to: -

Lounge: 6.88 (22'7") m x 3.33 (10'11") m (Narrowing to 2.87 (9'5") m) Leaded light double-glazed window to front. Laminate wood flooring. Open arch to: -

Dining Room: 4.3m x 2.92m (14'1" x 9'7") Leaded light double glazed sliding patio doors to garden. Tiled flooring. Inset spotlights. Air conditioning unit.

Kitchen: 3.28m x 2.2m (10'9" x 7'3") Fitted wall and base units with work surface over. Built-in oven and hob with extractor hood over. Tiled splash backs. Single drainer sink unit with mixer tap. Inset ceiling lighting. Access to breakfast/utility room.

Breakfast/Utility Room: 2.97m x 1.93m (9'9" x 6'4") Leaded light double-glazed window to front. Laminate wood flooring. Radiator. Inset spotlights. Door to ground floor cloakroom. Under-floor heating.

Ground Floor W.C.: - 1.98m x 1.8m (6'6" x 5'11") Low level w.c. Wash hand basin. Tiled flooring. Extractor fan.

First Floor Landing: Leaded light double-glazed window to side. Carpet. Built-in cupboard. Access to loft. Doors to: -

Bedroom 1: 3.4m x 3m (11'2" x 9'10") Leaded light double-glazed window to front. Radiator. Coved and textured ceiling. Carpet.

Bedroom 2: 3.4m x 3m (11'2" x 9'10") Leaded light double-glazed window to front. Double radiator. Coved and textured ceiling. Carpet.

Bathroom: 2.62m x 1.6m (8'7" x 5'3") Leaded light frosted double glazed window to rear. Suite comprising tiled shower cubicle. Wash hand basin. Low level w.c. Heated towel rail. Coved ceiling.





Exterior

Front Garden: Landscaped front garden.

Rear Garden: Small paved courtyard garden. Fenced to side and rear. Outbuilding with double glazed door measuring 7'4 x 6'0.

Garage: En bloc garage to rear.

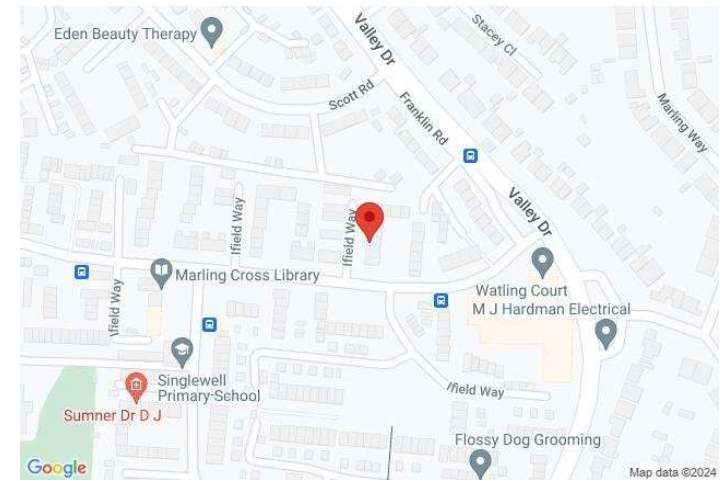
Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours.

Council Tax - C

EPC Rating - C





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

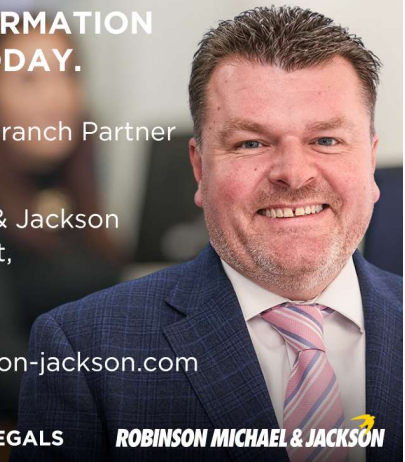
Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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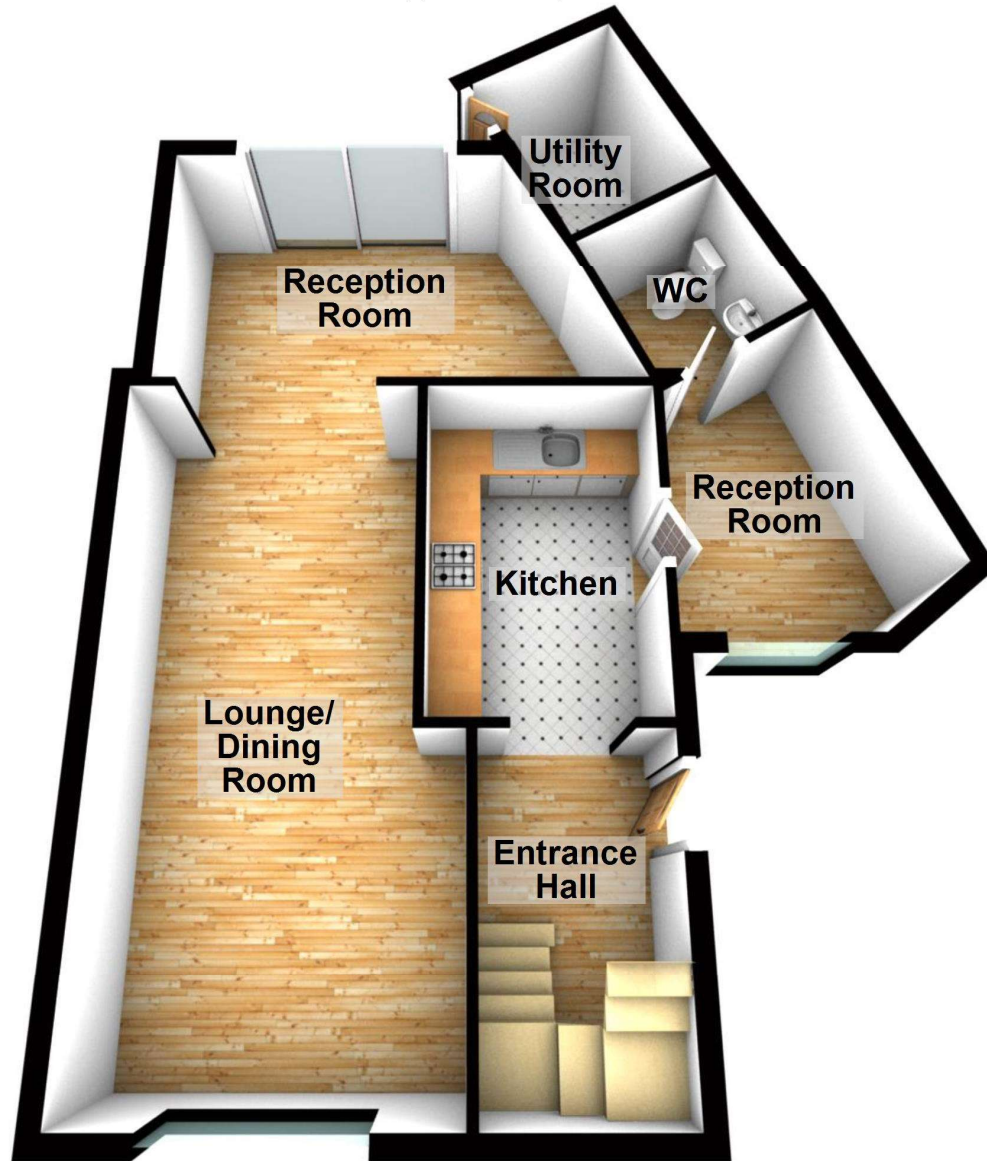


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Ground Floor

Approx. 743.1 sq. feet



First Floor

Approx. 375.8 sq. feet



Total area: approx. 1118.9 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.

Plan produced using PlanUp.

