



Hamerton Road

Northfleet | Kent | DA11 9DX



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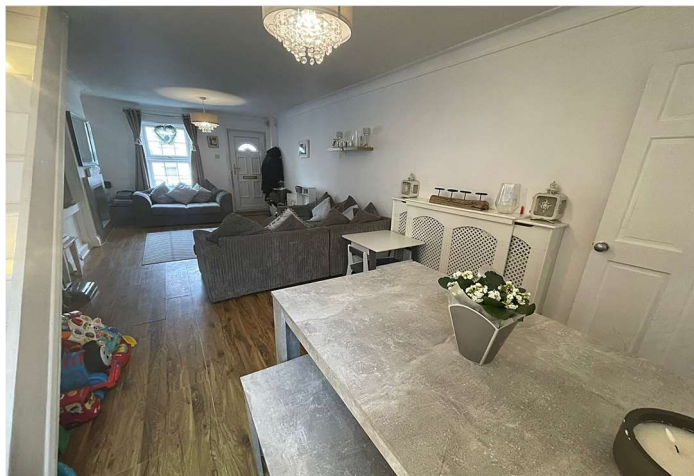
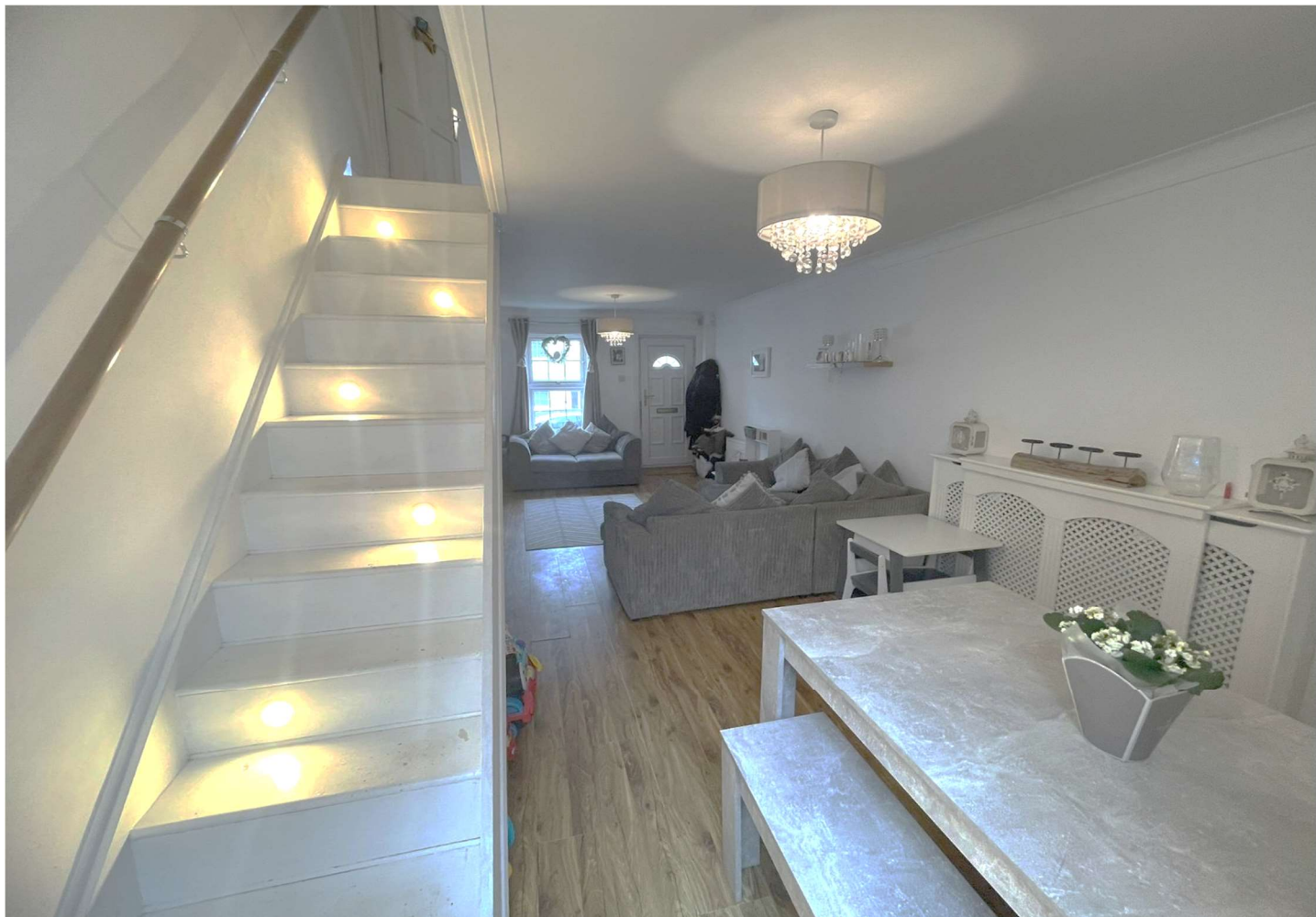
Guide Price £260,000 - £275,000

Freehold

Two double bedroom house situated in close proximity to Northfleet train station and Ebbsfleet international. Ideal first time buy or investment purchase. Call now to view.

Benefitting from:

- Total Square Footage: 701.8 Sq. Ft.
- Double Glazing
- Downstairs Cloakroom
- Walking Distance to Station
- Central Heating
- Two Double Bedrooms
- Upstairs Bathroom
- Council Tax: B
- EPC Rating: D



Accommodation

Entrance: Hardwood door with glazed inserts into lounge.

Lounge: 0.58m05 x 3.38m (1'11"05 x 11'1")
Double glazed window to front. Radiator.
Stairs to first floor with insert lighting. Door to kitchen.

Kitchen: 3.02m x 1.78m (9'11" x 5'10") Double glazed window to side. Wall and base units with roll top work surface over. Tiled backsplash. Stainless steel sink and drainer unit with mixer tap. Space for appliances. Laminate flooring.

Conservatory: Double glazed frosted door to rear leading to garden. Laminate flooring.

GF Cloakroom: Low level w.c. Laminate flooring.

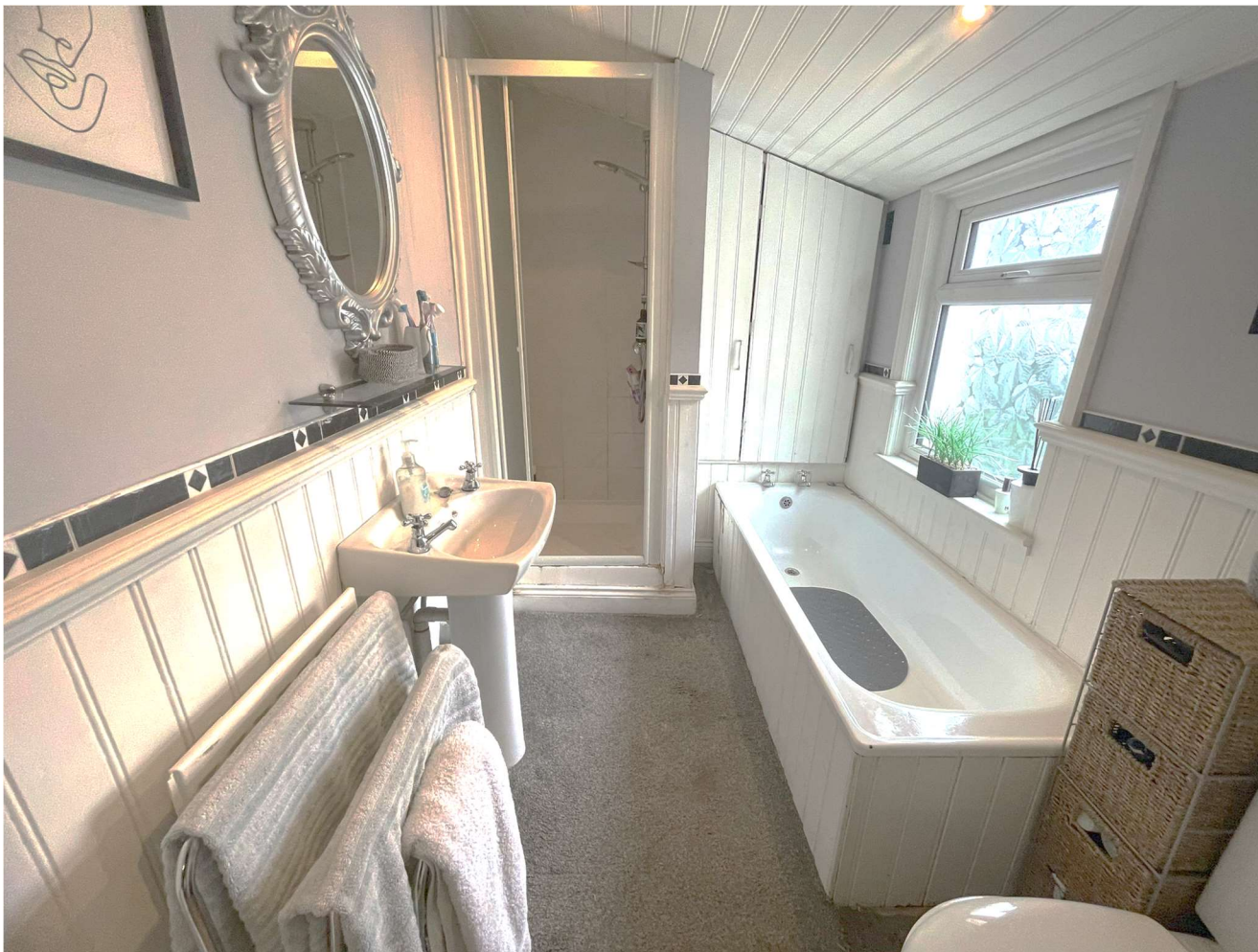
Landing: Access to loft. Doors to: -

Bedroom 1: 3.8m x 2.92m (12'6" x 9'7") Double glazed window to front. Radiator. Built-in wardrobes with mirrored front. Laminate flooring. Door to bathroom.

Bathroom: 2.74m x 1.8m (9' x 5'11") Double glazed frosted window to side. Suite comprising panelled bath. Corner Shower cubicle with tiled surround. Wash hand basin. Low level w.c. Spot lights. Carpet.

Bedroom 2: 4.11m x 3.05m (13'6" x 10')
Double glazed window to side. Radiator.
Laminate flooring.





Exterior

Rear Garden: Approx. 30ft: Raised decking.
Laid to lawn area. Side pedestrian access.

Additional Information

This residential property offers great value for money. Within close proximity to rail links to the capital and excellent local amenities. High Speed One from Ebbsfleet International rail station offers services into London St. Pancras in just 17 minutes.

Council Tax - B

EPC Rating - D





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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Ground Floor

Approx. 337.0 sq. feet



First Floor

Approx. 364.8 sq. feet



Total area: approx. 701.8 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.

