



Marling Way

Gravesend | Kent | DA12 4RE



Marling Way

Gravesend, Kent, DA12 4RE

Guide Price £325,000 - £350,000

Freehold

This extended 3-bedroom mid terraced house with En-bloc garage to rear is situated in the heart of popular Riverview Park & has been refurbished internally in recent years. View today!

Benefitting from:

- Total Square Footage: 1014.2 Sq. Ft.
- Through Lounge / Diner
- Ground Floor Cloakroom
- Modern Fitted Kitchen/Breakfast Room
- Double Glazing
- Gas Central Heating
- Approx. 30' Rear Garden
- Close to Shops
- En-Bloc Garage to rear
- Viewing Recommended
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: 4.2m x 1.8m (13'9" x 5'11") Entrance door. Laminate wood flooring. Wall mounted radiator. Mirror. Coved ceiling. Inset spotlights. Under-stairs cupboard. Door to inner lobby. Doors to: -

Inner Lobby: 1.37m x 1.22m (4'6" x 4') Radiator. Laminate wood flooring. Door to GF W.C.

GF W.C.: - 1.24m x 0.9m (4'1" x 2'11") Low level w.c. Wash hand basin. Inset spotlights. Tiled flooring.

Lounge: 7.1 (23'4") m x 3.12 (10'3") m (Narrowing to 2.51 (8'3") m) Double glazed window to front. Laminate wood flooring. Radiator. Coved ceiling with inset spotlights. Arch to dining area.

Kitchen Diner/Breakfast Room: 4.62m x 2.67m (15'2" x 8'9") Double glazed sliding patio doors to garden. Double glazed window to rear. Fitted wall and base units with work surface over. Five ring hob with extractor hood over. 1 1/2 bowl sink and drainer unit. Breakfast bar. Built-in tower oven and microwave. Radiator. Arch to utility area. Laminate wood flooring. Space for appliances.

Utility Room: 2.34m x 1.68m (7'8" x 5'6") Laminate wood flooring. Space for appliances.

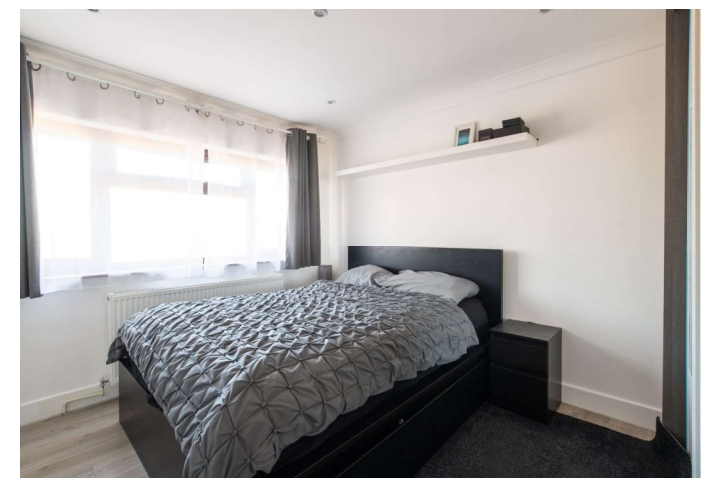
First Floor Landing: 2.1 (6'11") m x 2.03 (6'8") m (Including staircase) Inset spotlights. Laminate wood flooring. Access to loft. Doors to: -

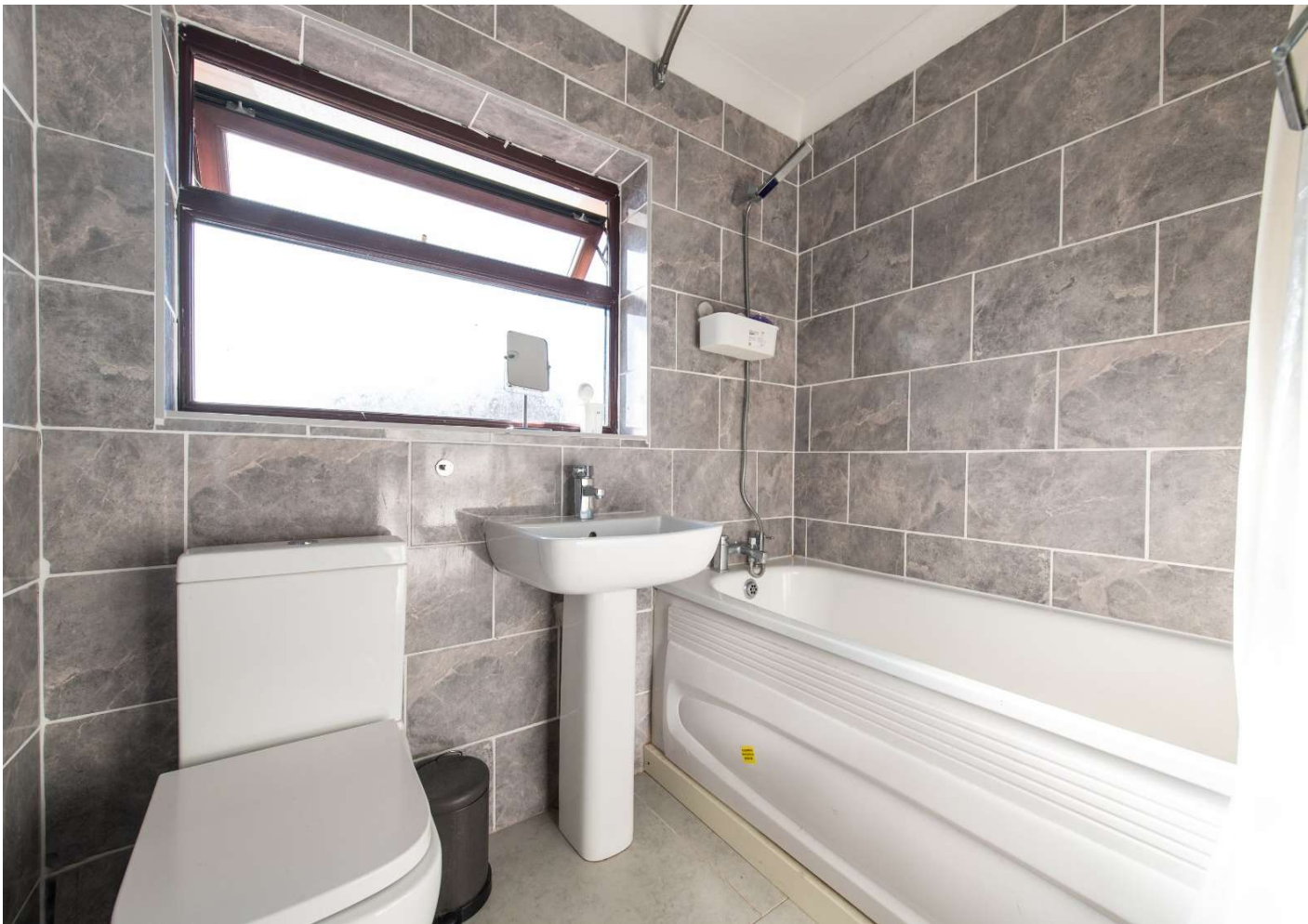
Bedroom 1: 3.78m x 2.95m (12'5" x 9'8") Double glazed window to front. Fitted wardrobe with sliding doors. Radiator. Laminate wood flooring. Coved ceiling with inset spotlights.

Bedroom 2: 2.97m x 2.92m (9'9" x 9'7") Double glazed window to rear. Radiator. Laminate wood flooring. Coved ceiling with inset spotlights.

Bedroom 3: 2.87m x 1.85m (9'5" x 6'1") Double glazed window to front. White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level w.c. Heated towel rail. Coved ceiling with insets spotlights. Tiled walls. Tiled flooring.

Bathroom: 2m x 1.68m (6'7" x 5'6") Frosted double glazed window to rear. White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level w.c. Heated towel rail. Coved ceiling with inset spotlights. Tiled walls. Tiled flooring.





Exterior

Rear Garden: Approx. 20ft: Paved patio area. Laid to lawn area. Fenced to side and rear. Shed to remain. Rear pedestrian access.

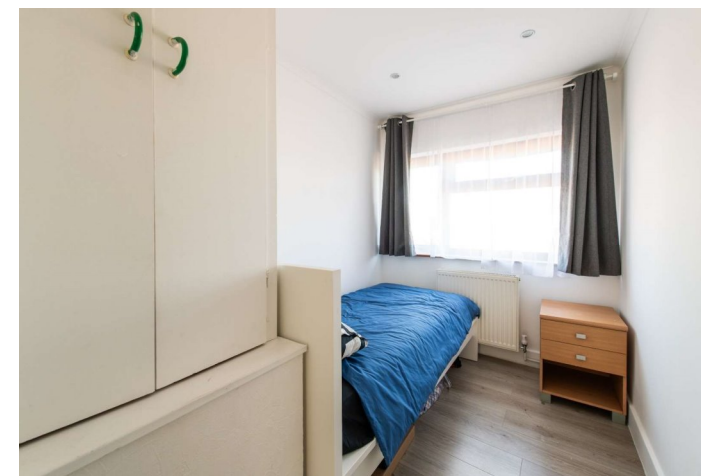
Garage: En bloc garage to rear. Up and over door.

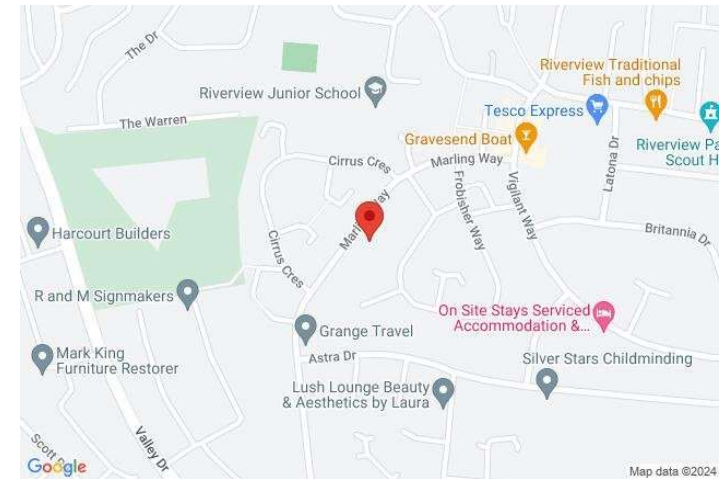
Additional Information

Riverview Park is a sought-after residential area built back in the late 1950's. The area is ideally located with schools, shops, Cascades Sports Centre and Southern Valley Golf Club all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International. An ideal area to bring up a young and growing family.

Council Tax - D

EPC Rating - D

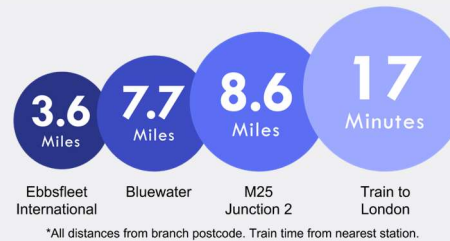




Important Notice

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.

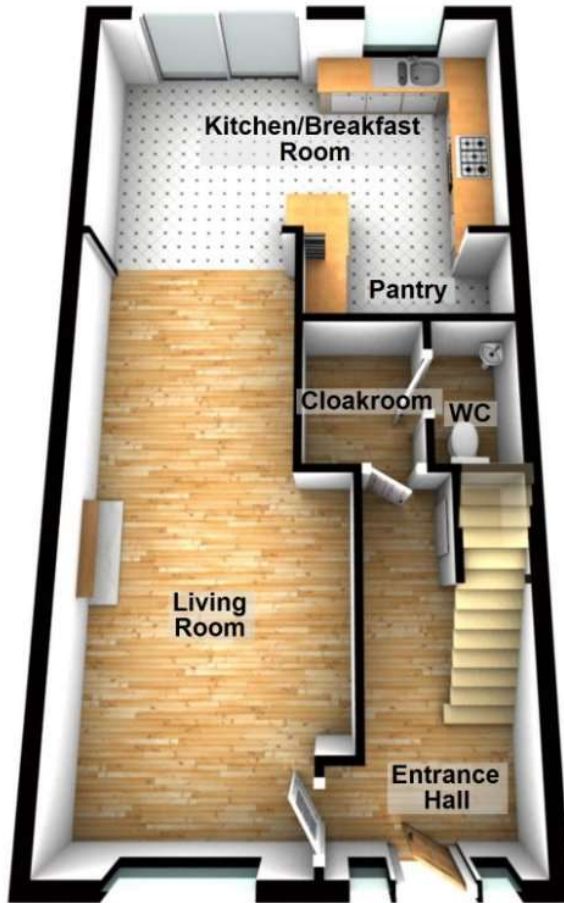
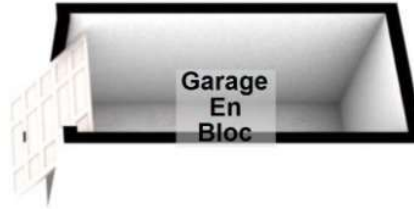
Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com



SALES | MORTGAGES | LEGALS **ROBINSON MICHAEL & JACKSON**

Ground Floor

Approx. 636.6 sq. feet



First Floor

Approx. 377.6 sq. feet



Total area: approx. 1014.2 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.

