



Old Road West

Gravesend | Kent | DA11 0LY



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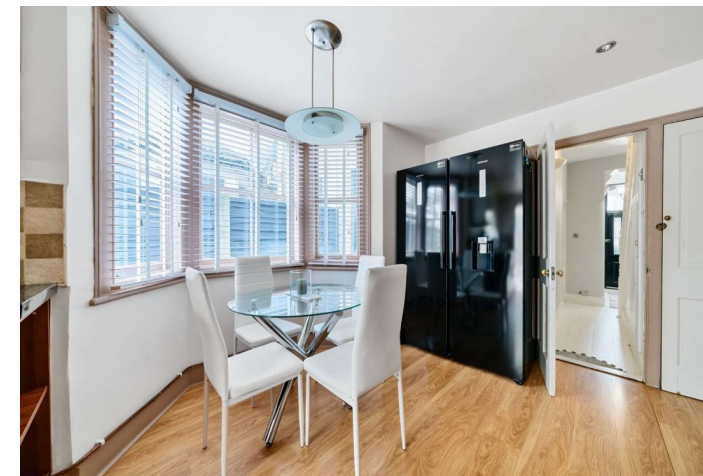
Guide Price £315,000 - £335,000

Freehold

Situated within close proximity of popular Perry Street and within easy access of Town Centre is this immaculately presented three-bedroom Victorian terrace. No chain!

Benefitting from:

- Total Square Footage: 1038.0 Sq. Feet
- No Forward Chain
- Very Well Presented Internally
- Spacious Internal Accommodation
- Conservatory
- Bathroom Accessed Via Bedroom 3
- Option for New Boiler to be Installed Prior Completion
- Walking Distance to Gravesend Train Station
- Ideal First Time Buy or Investment Opportunity
- Council Tax: E
- EPC Rating: E



Accommodation

Entrance: Double glazed door into: -

Through Lounge: 7.87m x 3.3m (25'10" x 10'10")
Double glazed bay window to front. Double glazed French door to rear. Double radiator. Single radiator. Fireplace inset. Laminate flooring.

Conservatory: 1.98m x 1.68m (6'6" x 5'6") Double glazed window surround. Double glazed French door to rear.

Kitchen: 5.5m x 3.25m (18'1" x 10'8") Double glazed bay window to side. Double glazed window to side. Wall and base unit with work surface over. Stainless steel sink unit with mixer tap. Five ring gas hob with stainless steel extractor fan over & Integrated oven. Tiled back splash. Wall mounted boiler. Spotlights. Laminate flooring.

First Floor Landing: 3.66m x 1.47m (12' x 4'10")
Carpet. Built-in storage cupboard. Doors to: -

Bedroom 1: 4.5m x 3.58m (14'9" x 11'9") Two double glazed window to front. Radiator. Built-in storage cupboard. Laminate flooring.

Bedroom 2: 3.5m x 2.77m (11'6" x 9'1") Single glazed Sash window to rear. Radiator. Carpet.

Bedroom 3: 3.56m x 2.7m (11'8" x 8'10") Double glazed window to side. Radiator. Carpet. Access to bathroom

Bathroom: 2.64m x 1.93m (8'8" x 6'4") Single glazed frosted window to rear. Suite comprising panelled bath with shower over. Vanity sink unit with storage under. Low level w.c. Spotlights. Radiator. Tiled walls. Tiled flooring.





Exterior

Rear Garden: Approx. 20ft: Rear Garden: Approx. 20ft: Mainly pebbled with decking area. Fence enclosed.

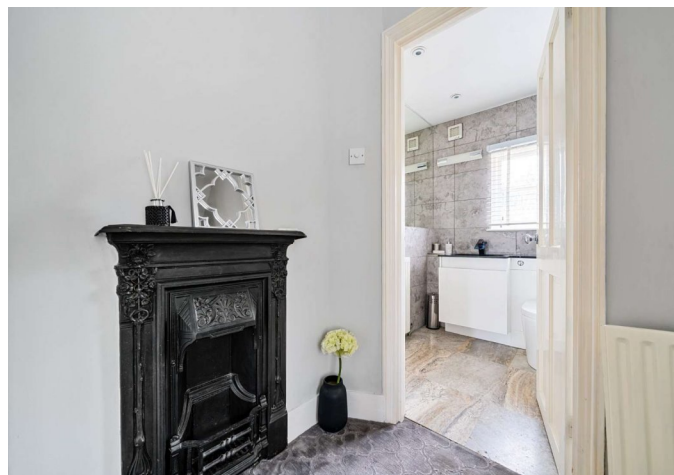
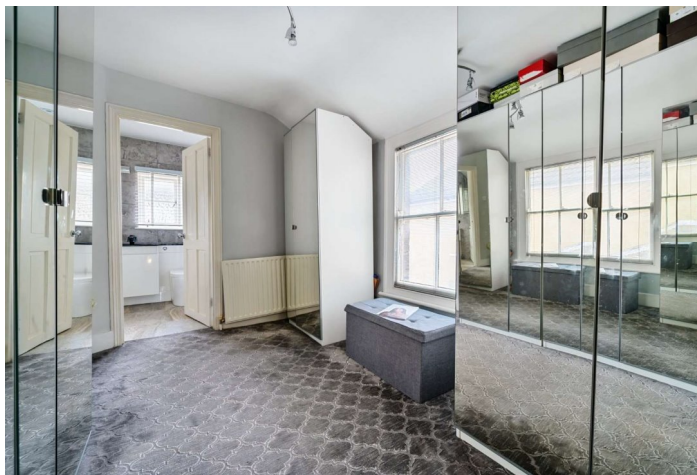
Additional Information

With families flocking to Northfleet and Gravesend for excellent education, the town has some great facilities to match including: -

Cascades Leisure Centre and the Cygnets Leisure Centre both for swimming, gym, classes and fitness training. There are numerous clubs and team sports throughout Northfleet & Gravesend including Ebbsfleet United Football Club, Gravesend Rugby Club and Gravesend Golf Centre.

Council Tax - E

EPC Rating - E





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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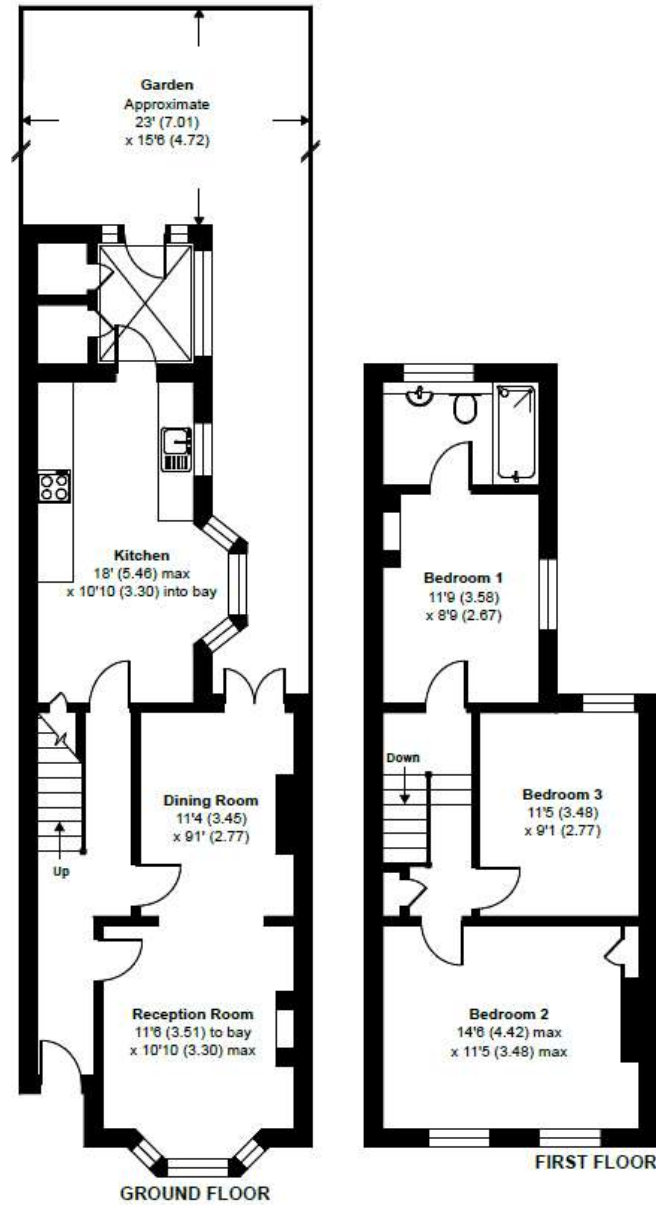


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Approximate Area = 1088 sq ft / 101.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alan De Maid. REF: 1095869

