



Leigh Road

Gravesend | Kent | DA11 7PS



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Gravesend, Kent, DA11 7PS

OIEO £350,000

Freehold

Located in a popular quiet cul-de-sac off the sought after Singlewell Road is this recently refurbished 3-bedroom terrace house benefitting from 2 bathrooms & no forward chain.

Benefitting from:

- No Forward Chain
- Recent Refurbishment
- Period Features Including Picture Rails
- Corbels in Entrance Hall
- Original Feature Fireplace in Main Bedroom
- 2 Reception Rooms & Breakfast Room
- Ground floor Shower Room and First Floor Bathroom
- Approx 100ft Rear Garden
- Cul-De-Sac Location
- Walking Distance to Gravesend Mainline Train Station
- Walking Distance to 15 Acre Woodlands Park
- Easy Access to Transport Links and Amenities
- Council Tax: C
- EPC Rating: D



Accommodation

Entrance Hall: 4.55m x 0.86m (14'11" x 2'10") Entrance door into hallway. Laminate flooring. Radiator. Door to dining room.

Lounge: 4.25m x 3.2m (13'11" x 10'6") Double glazed bay window to front. Radiator. Carpet. Ceiling light. Wall mounted lights. Feature mantelpiece.

Dining Room: 4.5m x 4.1m (14'9" x 13'5") Double glazed window to rear. Radiator. Carpet. Ceiling light. Wall mounted lights. Feature mantelpiece. Storage cupboard.

Breakfast Room: 3.3m x 2.8m (10'10" x 9'2") Double glazed window to side. Radiator. Wall mounted combi boiler. Laminate flooring. Breakfast bar with washable splash back. Base units with work surface over. Opening to kitchen.

Kitchen: 3.73m x 2.84m (12'3" x 9'4") Two double glazed windows to side and double-glazed window to rear. Wall and base units with work surface over. Integrated fridge and freezer. Tiled splash back. Sink and drainer unit with mixer tap over. Integrated electric oven and four ring gas hob with stainless steel extractor fan over. Space for appliances. Laminate flooring. Opening into breakfast room.

GF Bathroom: 2.1m x 1.88m (6'11" x 6'2") Double glazed frosted window to side. Suite comprising Shower cubicle with tiled surround. Pedestal wash hand basin. Low level w.c. Radiator. Vinyl flooring.

First Floor Landing: 6.12m x 1.47m (20'1" x 4'10") Doors to:

Bedroom 1: 4.11m x 3.33m (13'6" x 10'11") Two double glazed windows to front. Original feature fireplace. Radiator. Carpet.

Bedroom 2: 4.27m x 2.51m (14' x 8'3") Double glazed window to rear. Radiator. Carpet.

Bedroom 3: 3.15m x 2.84m (10'4" x 9'4") Double glazed window to rear. Radiator. Built-in cupboard housing pipes. Carpet.

Bathroom: 1.85m x 1.55m (6'1" x 5'1") Double glazed window to side. Suite comprising panelled bath with mixer tap with shower attachment and acrylic backplash. Pedestal wash hand basin. Low level w.c. Vinyl flooring.





Exterior

Front Garden: Paved

Rear Garden: Approx. 100ft: Patio area. Laid to lawn area.
Rear pedestrian access.

Parking: Permitted residents and visitors parking available through council.

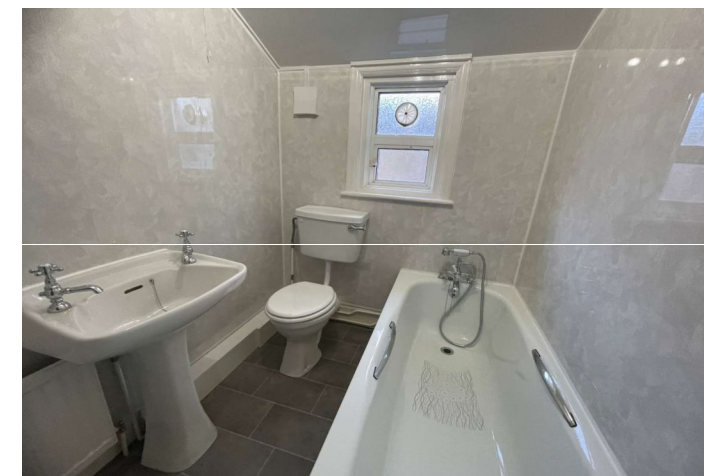
Additional Information

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

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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**



Total area: approx. 1117.2 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.

