



Thistle Road | Gravesend, Kent, DA12 2JS



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Guide Price £300,000 to £325,000

Freehold

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# Thistle Road, Gravesend

Guide Price £300000-£325000. Ideally situated on the East side of Gravesend within walking distance of schools and amenities is this three-bedroom semi-detached house which is an ideal first buy.

## Property Features

- Council Tax: B
- EPC Rating: E
- Entrance Hall
- 13'3 x 13'2 Lounge
- 16' Modern Kitchen/Diner
- Double Glazing
- Gas Central Heating
- Ground Floor Shower Room
- 16' Loft Room





## Interior

**Entrance Hall** Entrance door. Staircase to first floor. Double radiator.

**Lounge** 4.04m x 4.01m (13'3" x 13'2") Double glazed window to front. Laminate wood flooring. Double radiator. Textured ceiling. Inset spotlights. Understairs cupboard. Door to kitchen/diner.

**Kitchen/Diner** 4.9m x 2.92m (16'1" x 9'7") Double glazed window to rear. Modern fitted wall and base units. Worktops. Coved ceiling. Inset spotlights. Built in oven, hob and extractor. Cupboard housing Vaillant boiler. Door to rear lobby

**Rear Lobby** Door to ground floor bathroom. Tiled floor. Built in storage cupboard. Double glazed door to gardens.

**Ground Floor Shower Room** 2.24m x 1.63m (7'4" x 5'4") Frosted double glazed window to rear. Walk in shower cubicle. Vanity wash hand basin. Low level w.c. Tiled walls. Radiator. Tiled floor.

**Landing** Carpet.

**Bedroom 1** 5 (16'5") m x narrowing to 4.06 (13'4") m x 3.05 (10') m Three double glazed windows to front. Laminae wood flooring. Radiator. Built in storage cupboard.

**Bedroom 2** 4m x 2.82m (13'1" x 9'3") Double glazed window to rear. Laminate wood flooring. Radiator. Textured ceiling. Staircase to loft room.

**Bedroom 3** 3m x 2.06m (9'10" x 6'9") Double glazed window to rear. Carpet. Radiator.

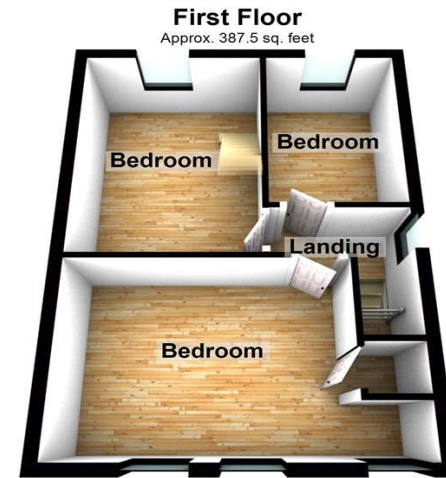
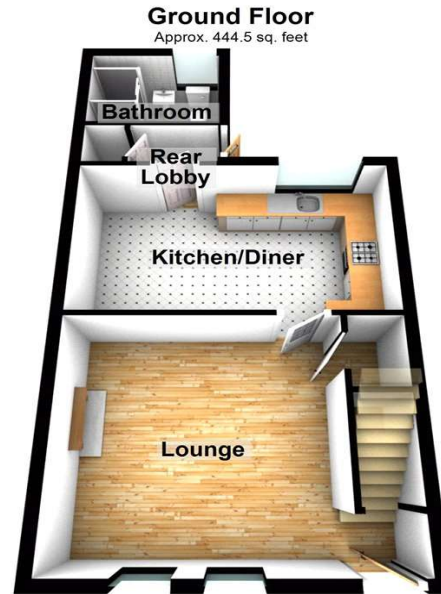
**Loft Room** 5.13m x 3.35m (16'10" x 11') Double glazed Velux window to rear. Carpet. Radiator.

## Exterior

**Front Garden:** Laid to lawn. Side pedestrian access to rear garden.

**Rear Garden:** 37' x 28'. Concrete patio. Laid to lawn. Part fenced.

**Parking:** Ample parking in road for residents.



**Total area: approx. 996.0 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.

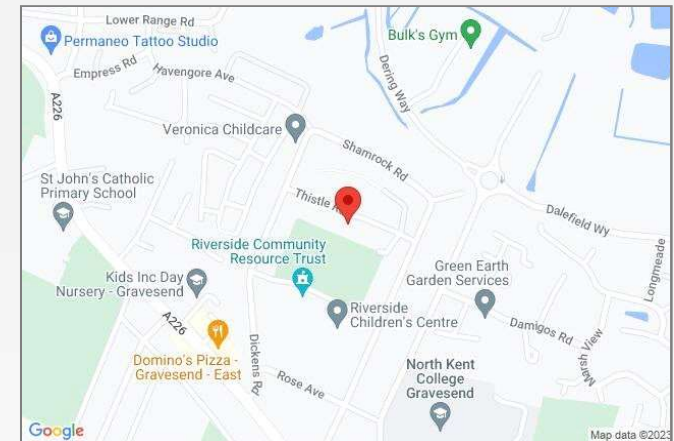






## Property Location

Thistle Road, Gravesend, Kent, DA12 2JS



## 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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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