



Suffolk Road

Gravesend | Kent | DA12 2SW



P
Blue Badge
Permitted
24 hours
Monday - Friday
08.00 - 18.00

27

28

31

Suffolk Road

Gravesend, Kent, DA12 2SW

Guide price £350,000 - £375,000 Freehold

A beautifully presented three bedroom town house offering spacious modern accommodation located within walking distance of Gravesend town centre. The ground floor includes a large entrance hall, cloakroom, study, utility room and double length integral garage. A curved staircase leads up to the first floor which has a large family lounge and a modern fitted kitchen diner, both benefitting from two windows. On the second floor there are two double bedrooms, a larger than average third bedroom and a modern family bathroom. Externally there is a maintenance free rear garden with a patio, astroturf and raised decking at the rear. Call today to reserve your viewing slot!

Benefitting from:

- Beautifully presented and spacious property (1484 Sq. Feet)
- Large Lounge and Kitchen Diner
- Utility Room
- Study / Office
- Double length integral garage
- Modern Bathroom
- Double Glazing and Gas Central Heating
- Low Maintenance garden with patio, Astro Turf and decking
- Situated in a central location near to good local schools and high speed train link to London
- Viewing recommended!
- Council Tax: D
- EPC Rating: C



Accommodation

Ground Floor:

Entrance Hall: 5.57m x 2.19m (18'3" x 7'2") Double glazed entrance door. Laminate wood flooring. Double radiator. Under-stairs cupboard. Doors to:-

GF W.C.: 1.46m x 1.05m (4'9" x 3'5") Low level w.c. Wash hand basin. Radiator. Vinyl flooring.

Utility Room: 2.28m x 2.36m (7'6" x 7'9") Double glazed window to rear. Single drainer sink unit with mixer tap with work surface over. Wall mounted boiler.

Study/Office 2.28m x 2.19m (7'6" x 7'2") Double glazed door to garden. Radiator. Laminate wood flooring.

First Floor Landing: Stairs to second floor. Carpet. Doors to:-

Lounge: 4.24m x 4.75m (13'11" x 15'7") Two double glazed windows to rear. Two radiators. Feature wallpaper to one wall. Laminate wood flooring.

Kitchen/Diner: 5.02m x 4.75m (16'6" x 15'7") Two double glazed windows to front. Modern fitted wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. Space for appliances. 1/2 bowl sink and drainer unit with mixer tap over. Tiled splashback. Coved ceiling. Two radiators.

Second Floor Landing: Built-in cupboard housing water cylinder. Access to loft. Doors to:-

Bedroom 1: 4.97m x 2.63m (16'4" x 8'8") Double glazed window to front. Radiator. Carpet.

Bedroom 2: 4.44m x 2.63m (14'7" x 8'8") Double glazed window to rear. Radiator. Carpet.

Bedroom 3: 2.85m x 2.00m (9'4" x 6'7") Double glazed window to rear. Radiator. Carpet.

Bathroom: 2.94m x 2.00m (9'8" x 6'7") Frosted double glazed window to front. Modern suite comprising panelled bath with mixer tap with independent wall mounted shower unit and screen over. Pedestal wash hand basin. Low level





w.c. Partly tiled walls. Double radiator.

Exterior

Rear Garden: Paved patio area. Laid to astroturf. Decked patio area to rear. Fenced to side and rear.

Garage: Double length garage with up and over door. Supplied with power and light. Door to utility room.

Location

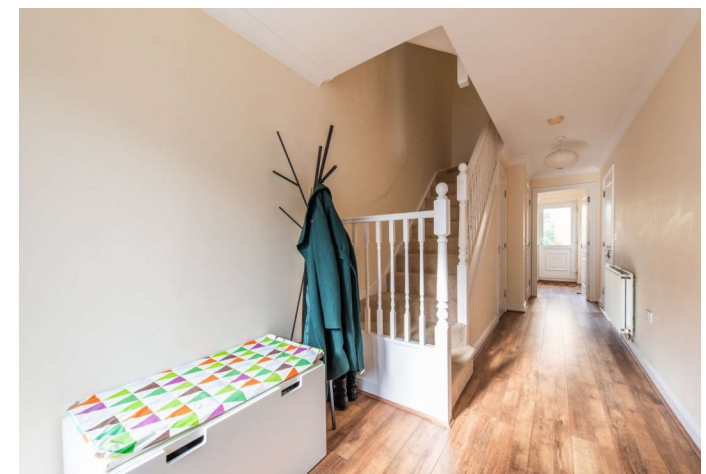
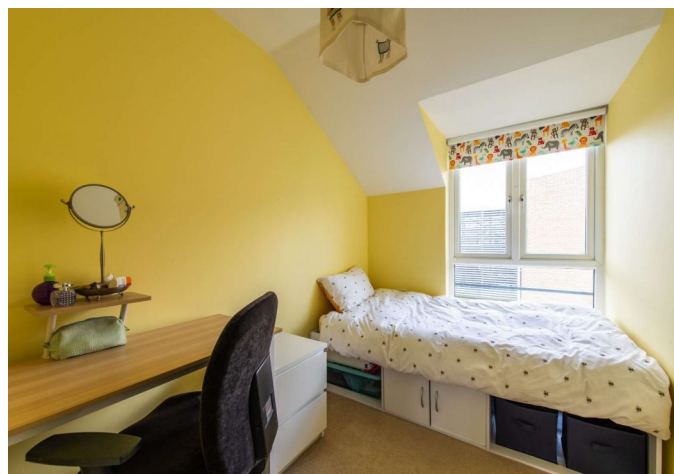
The house is situated in central location ideal for the nearby local shops, restaurants and the local park situated on The Thames riverside.

For commuters, the high-speed service from Gravesend Station is within walking distance and gets into London within 17 minutes, allowing a good work life balance.

In addition, the house is within the catchment area of plenty of local schools, including outstanding grammar schools.

Council Tax - D

EPC Rating - C





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.

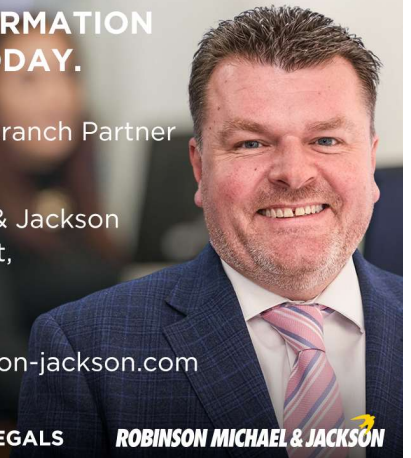
Location



(All distances & times are approximates)

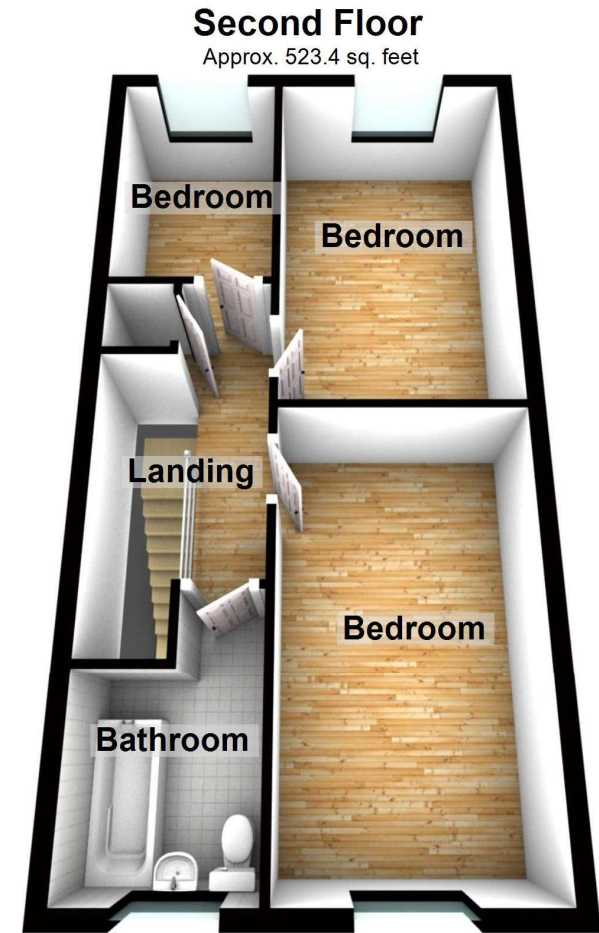
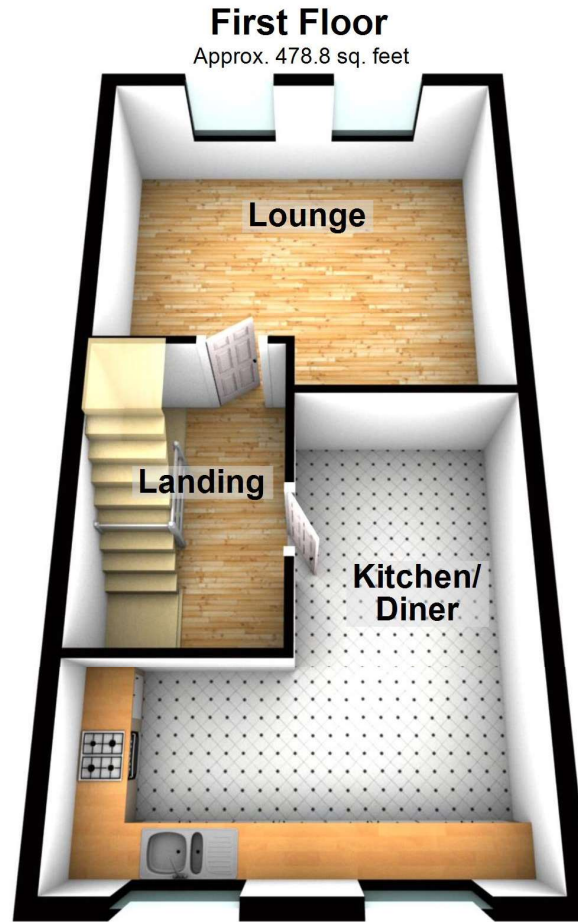
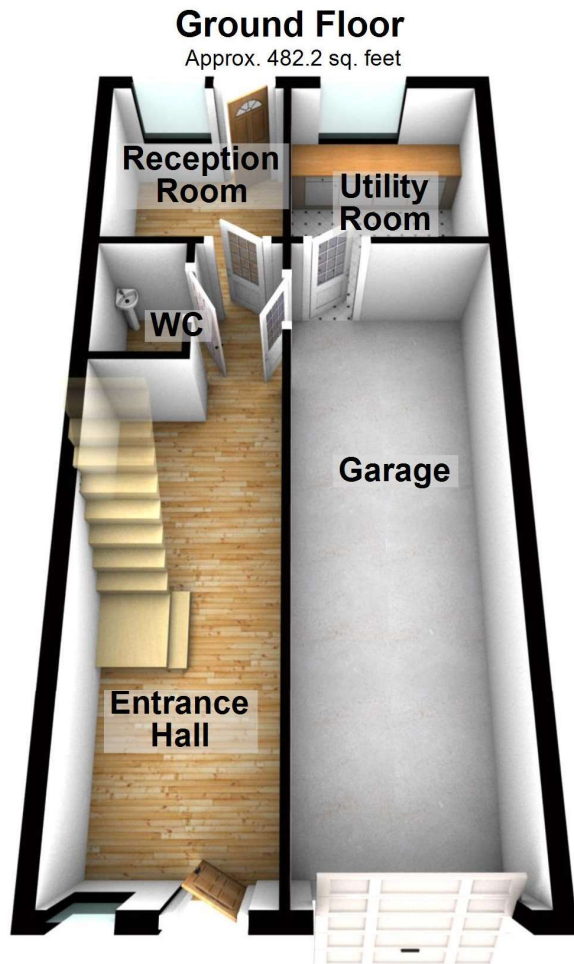
FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON



Total area: approx. 1484.4 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.

