



Bellman Avenue

Gravesend | Kent | DA12 1RF



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Gravesend, Kent, DA12 1RF

Guide Price £350,000 - £375,000

Freehold

Located on a sought-after residential road is this rarely available, immaculately presented 2-bedroom semi-detached bungalow with parking to rear and potential for driveway to the front.

Benefitting from:

- Total Square Footage:
- Immaculately Presented Throughout
- Garage to Rear
- Potential for Driveway to Front Subject to Planning
- Insulated Top to Bottom
- New Triple Glazed Windows
- Large Rear Garden
- Easy Access to Schools and Amenities
- Walking Distance to Gravesend Mainline Train Station
- Council Tax: C
- EPC Rating: C



Accommodation

Lounge: 5.13m x 3.33m (16'10" x 10'11")
Triple glazed window to front. Radiator.
Spotlights. Wood flooring.

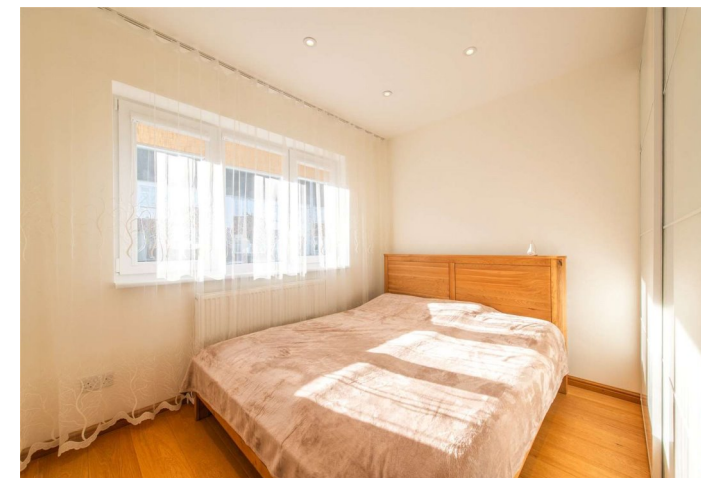
Dining Room: 4.3m x 2.41m (14'1" x 7'11")
Wood flooring. Radiator. Spotlights. Loft hatch.

Kitchen: 3.33m x 10'01" (10'11" x 10'01")
Triple glazed window to rear. Double glazed door to rear. Wall and base units with work surface over. Sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor hood over and oven space. Space for appliances (option to remain at cost). Tiled flooring with under floor heating.

Bedroom 1: 3.33m x 3.18m (10'11" x 10'5")
Triple glazed window to front. Radiator.
Wood flooring. Spotlights.

Bedroom 2: 3.4m x 3.35m (11'2" x 11')
Triple glazed window to rear. Radiator.
Laminate flooring with under floor heating.,

Bathroom: 2.41m x 2.36m (7'11" x 7'9")
Triple glazed frosted window to side. Suite comprising panelled bath with shower over and pull-down screen from ceiling. Combined vanity sink unit and w.c. Vanity mirror. Tiled walls. Tiled flooring with under floor heating.





Exterior

Rear Garden: Patio area. Mainly laid to lawn with stepping stone pathway to rear. Bush and shrub borders. Fence enclosed. Side pedestrian access. Rear vehicular access.

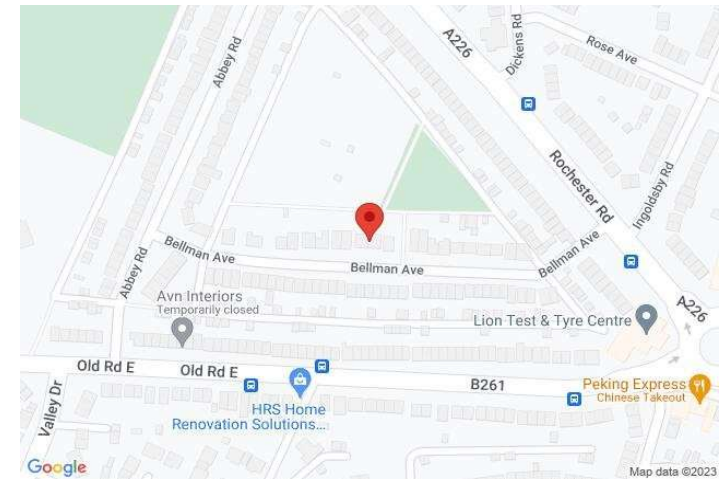
Additional Information

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.

Council Tax - C

EPC Rating - C

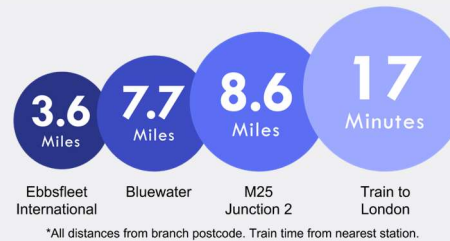




Important Notice

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



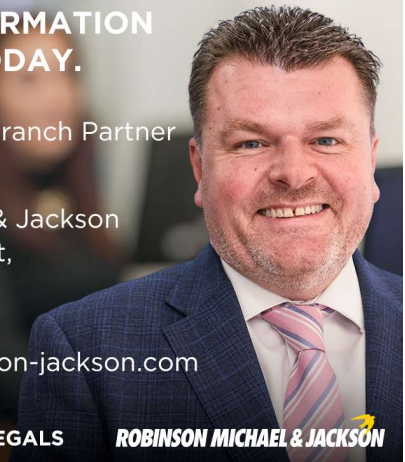
(All distances & times are approximates)

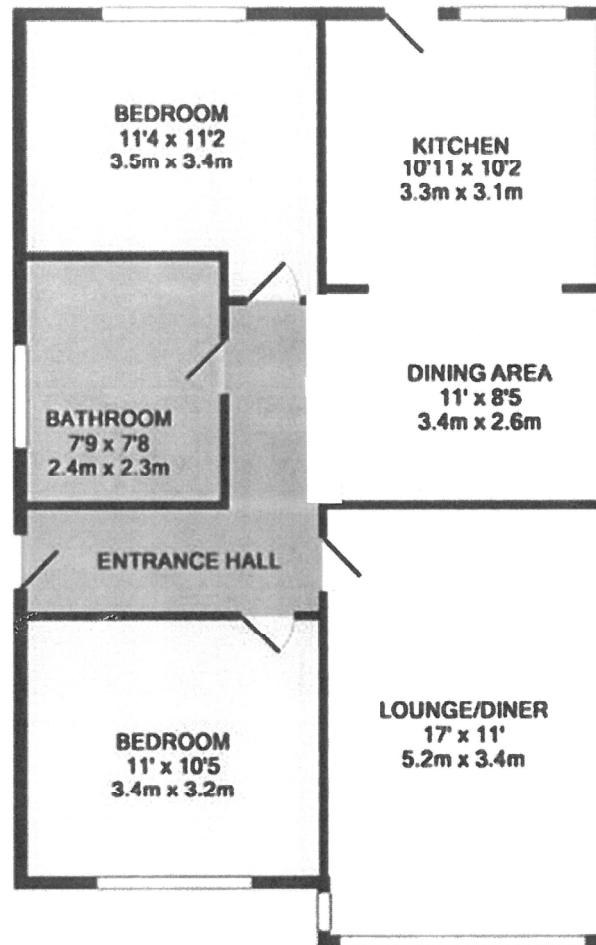
FOR MORE INFORMATION CONTACT US TODAY.

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

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