



# All Saints Road

Northfleet | Kent | DA11 8RN







# All Saints Road

Northfleet, Kent, DA11 8RN

Guide Price £270,000 to £280,000  
Freehold

Located off of the desired Perry Street is this very well presented 2-bedroom end of terrace residence with ground floor bathroom. The property also benefits from a garage to the rear. Viewing advised.

## Benefitting from:

- Immaculately Presented Throughout
- Two Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Garage to Rear
- Easy Access to Transport and Amenities
- Walking Distance to Gravesend Train Station
- Council Tax: B
- EPC Rating: D





## Accommodation

**Entrance:** Entrance door into: -

**Lounge:** 3.66m x 3.23m (12' x 10'7") Double glazed window to front. Radiator. Laminate flooring.

**Dining Room:** 3.66m x 3.12m (12' x 10'3") Double glazed window to rear. Radiator. Stairs to first floor. Laminate flooring.

**Kitchen:** 3.4m x 1.65m (11'2" x 5'5") Double glazed window to side. Double glazed door to side. Wall and base units with work surface over. Sink and drainer unit with mixer tap over. Integrated four ring gas hob and oven. Tiled backsplash. Radiator. Laminate flooring.

**GF Bathroom:** 1.96m x 1.78m (6'5" x 5'10") Double glazed frosted window to side. Suite comprising panelled bath with shower over. Tiled surround. Combined vanity sink unit and w.c. unit with storage. Radiator. Built-in cupboard housing boiler. Laminate flooring.

**First Floor Landing:** Doors to: -

**Bedroom 1:** 3.7m x 3.18m (12'2" x 10'5") Double glazed window to rear. Radiator. Built-in storage. Carpet.

**Bedroom 2:** 3.7m x 3.15m (12'2" x 10'4") Double glazed window to front. Radiator. Carpet.







## Exterior

Rear Garden: Approx. 30ft: Patio area with pathway leading to rear of garden. Laid to lawn area. Side pedestrian access via gate.

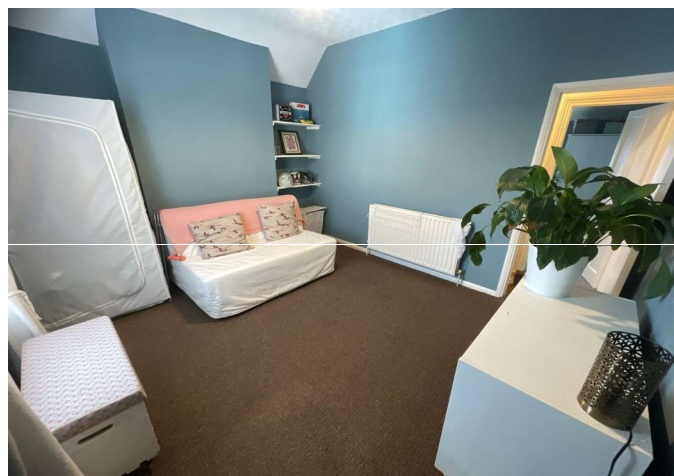
Brick built garage to rear accessed from side road.

## 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. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours.

Council Tax - B

EPC Rating - D







## 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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**Ground Floor**

Approx. 632.6 sq. feet



**First Floor**

Approx. 296.3 sq. feet



Total area: approx. 928.9 sq. feet

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