



Cimba Wood

Gravesend | Kent | DA12 4SD



Cimba Wood

Gravesend, Kent, DA12 4SD

£350,000 to £375,000

Freehold

Located in the popular residential road of Cimba Wood and sold with no forward chain is this lovingly cared for 3-bedroom semi-detached residence benefitting from a garage accessed via shared driveway.

Benefitting from:

- Total Square Footage: 1010.3 SQ. FT.
- No Forward Chain
- Desired Residential Area
- Conservatory
- Ground floor Cloakroom
- Modern Fitted Kitchen
- Garage and Driveway
- Potential for Extension Subject to Necessary Planning
- Probate Sale - Applied For, Not Granted As Of Yet
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: 3.58m x 1.98m (11'9" x 6'6") Stairs to first floor. Under-stairs storage cupboard. Radiator. Carpet. Doors to:-

GF W.C.:- 1.96m x 1.1m (6'5" x 3'7") Double glazed frosted window to rear. Low level w.c. Vanity sink unit with storage under. Half acrylic tiled surround. Laminate flooring.

Lounge: 7.34m x 3.6m (24'1" x 11'10") Double glazed window to front. Double glazed window to rear. Double glazed door to rear. Serving hatch to side. Radiator. Electric fireplace to side. Carpet.

Conservatory: 5.46m x 2.1m (17'11" x 6'11") Double glazed window to rear. Double glazed door to rear. Access to GF w.c. Laminate flooring.

Kitchen: 3.35m x 2.4m (11' x 7'10") Double glazed window to side and rear. Wall and base units with work surface over & tiled back splash. Stainless steel sink and drainer unit with mixer tap over. Integrated oven and four ring gas hob with stainless steel extractor hood over. Space for appliances. Laminate flooring.

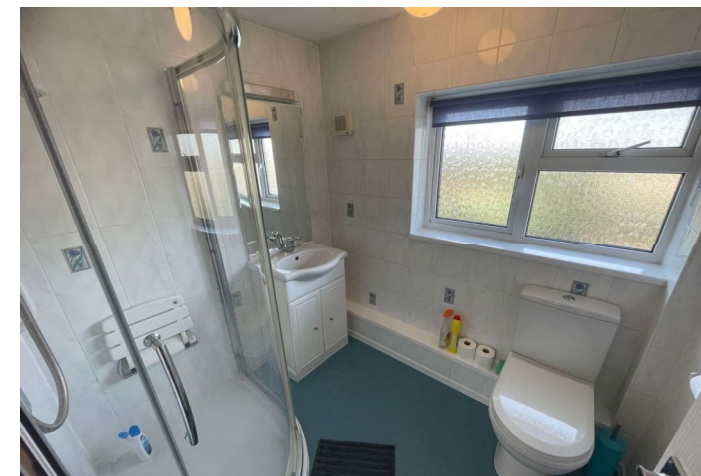
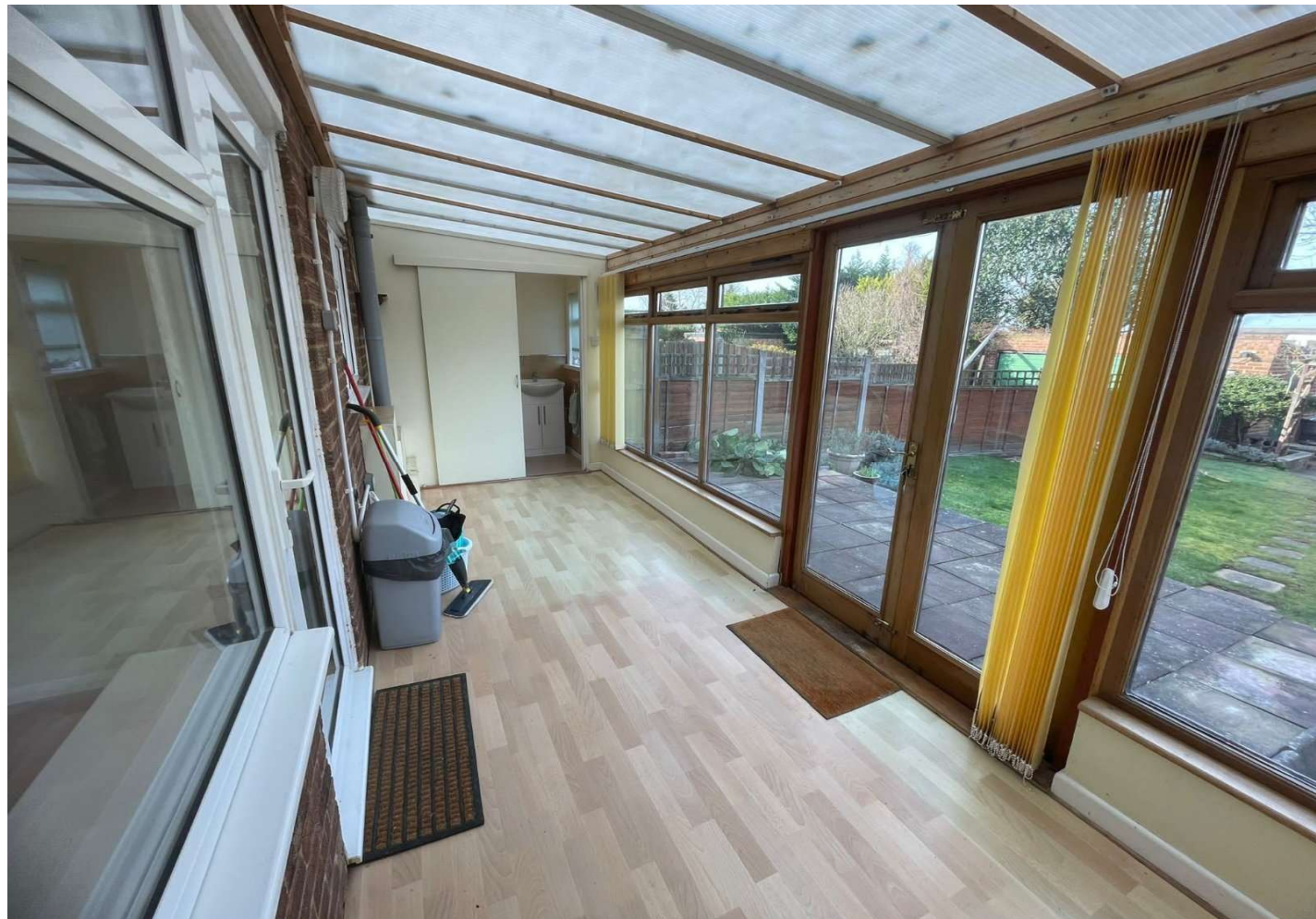
First Floor Landing: 2.13m x 2.03m (7' x 6'8") Double glazed window to side. Loft hatch. Carpet. Doors to:-

Bedroom 1: 4.06m x 3.48m (13'4" x 11'5") Double glazed window to front. Radiator. Storage cupboard housing tank. Carpet.

Bedroom 2: 3.45m x 3m (11'4" x 9'10") Double glazed window to rear. Radiator. Carpet.

Bedroom 3: 2.72m x 2.03m (8'11" x 6'8") Double glazed window to front. Radiator. Built-in storage cupboard. Carpet.

Bathroom: 2m x 1.68m (6'7" x 5'6") Double glazed frosted window to rear. Suite comprising corner shower with glass sliding doors and tiled surround. Vanity sink unit with storage under. Low level w.c. Radiator. Laminate flooring.





Exterior

Front Garden: Pebbled with further parking space.

Rear Garden: Approx. 65ft: Paved area to front and rear. Laid to lawn. Shed to remain. Side pedestrian access and access into garage.

Garage: Accessed via shared driveway.

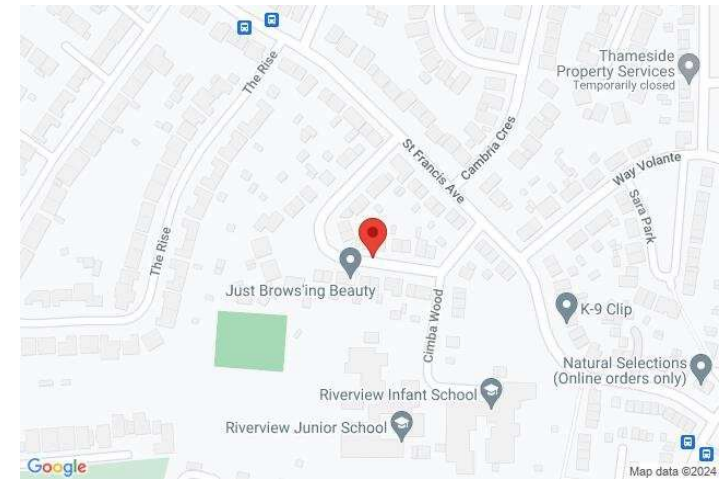
Additional Information

Riverview Park Is a sought-after residential area built back in the 1960's. The area is ideally located with schools, shops Cascades Sports Centre all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International. An ideal area to bring up a young and growing family.

Council Tax - D

EPC Rating - D

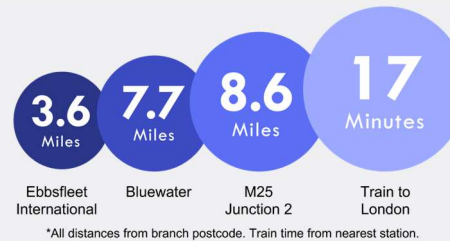




Important Notice

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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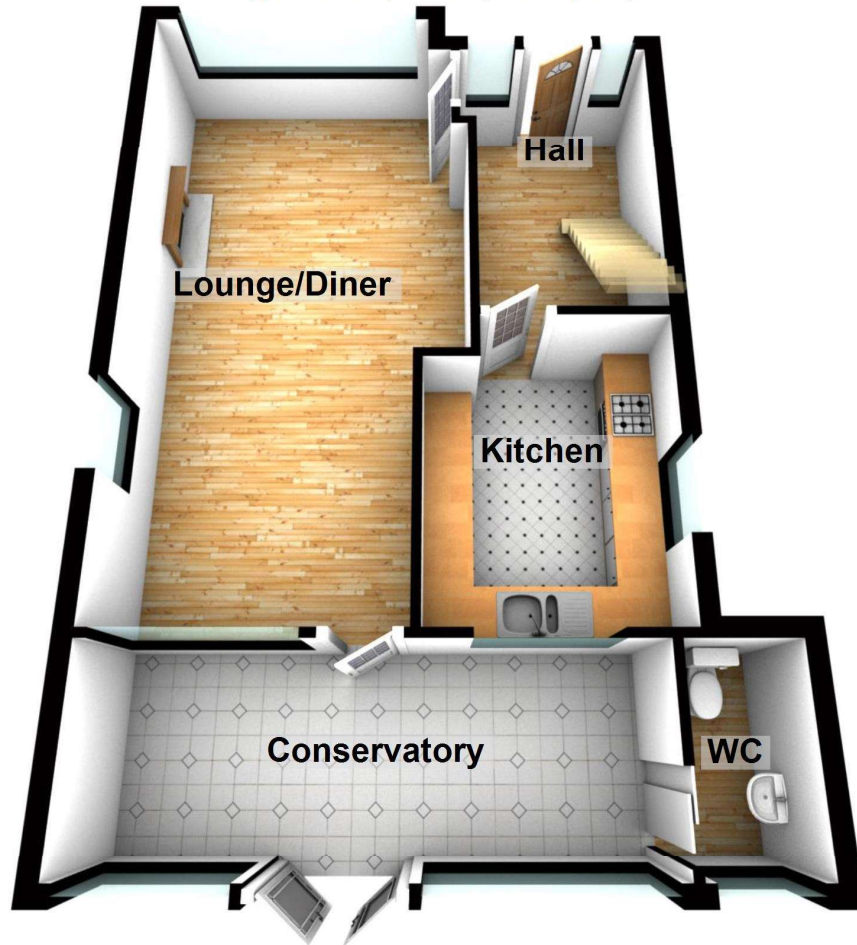


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 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.

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