



# Napier Road

Northfleet | Gravesend | DA11 7BZ



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Northfleet, Gravesend, DA11 7BZ

Guide Price £325,000 - £350,000

Freehold

Located on a popular residential road just off the sought after Perry Street is this rarely available, heavily extended 3-bedroom mid terrace with loft room and detached out building to rear.

## Benefitting from:

- Total Square Footage: 1512.4 Sq. Ft.
- Desired Residential Area
- Single Storey Rear Extension
- Loft Room
- Detached Out Building / Previously a Garage to Rear
- 2 Bathrooms
- Utility Area
- Spacious Open Plan Living
- Council Tax: C
- EPC Rating: D



## Accommodation

**Entrance Hall:** Door to porch. Radiator. Laminate flooring. Stairs to first floor.

**Lounge:** Double glazed window to front. Radiator. Built-in cupboard housing smart meter. Laminate flooring. Spotlights.

**GF Bathroom:** Double glazed frosted window to rear. Suite comprising shower unit with waterfall shower head and panelled door. Vanity sink unit with storage under. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring.

**First Floor Landing:** Carpet. Stairs to loft room. Doors to:-

**Bedroom 1:** Two double glazed windows to front. Radiator. Wardrobe to remain and beside cabinet. Custom mad blinds to remain. Radiator. Laminate flooring.

**Kitchen:** Double glazed window to rear. Double glazed door to rear. Wall and base units with work surface over and tiled back splash. Stainless steel sink and drainer unit with mixer tap over. Integrated oven and five ring hob with stainless steel extractor fan over. Integrated dishwasher. Built-in cupboard housing boiler. Option for American fridge freezer to remain.

**Bedroom 2:** Double glazed window to rear. Radiator. Laminate flooring.

**Bedroom 3:** Double glazed window to front. Radiator. Laminate flooring.

**Bathroom:** Double glazed frosted window to rear. Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring.

**Loft Room:** 4.3m x 3.84m (14'1" x 12'7") Two double glazed Velux windows to rear. Storage in eaves. Radiator. Laminate flooring.





## Exterior

Rear Garden: Rear pedestrian access. Completely paved.

Outhouse: Double glazed window to front and double-glazed door to front. Wall and base units with work surface over. Space for appliances. Electric door to rear access road. Laminate flooring.

## Additional Information

Perry Street is within close proximity to schools, bus routes to town centre and mainline stations featuring links to London in as little as 22 minutes. There are superstores within easy reach along with all local shops and sports centre. The Bluewater shopping centre is approximately 10 minutes by car.

Council Tax - C

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



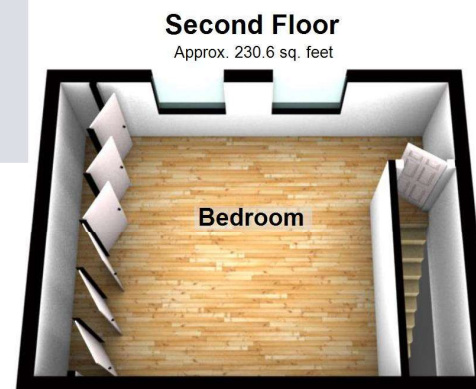
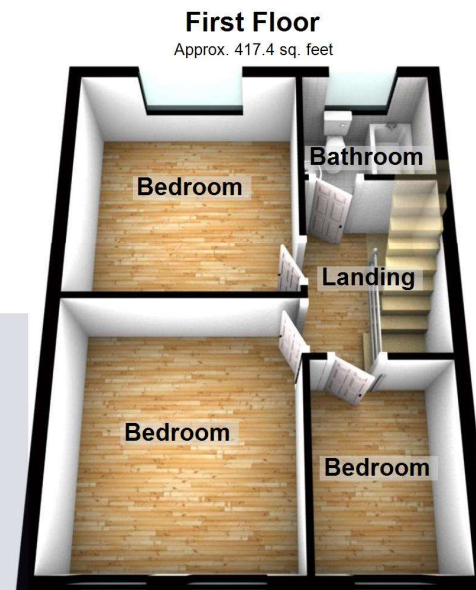
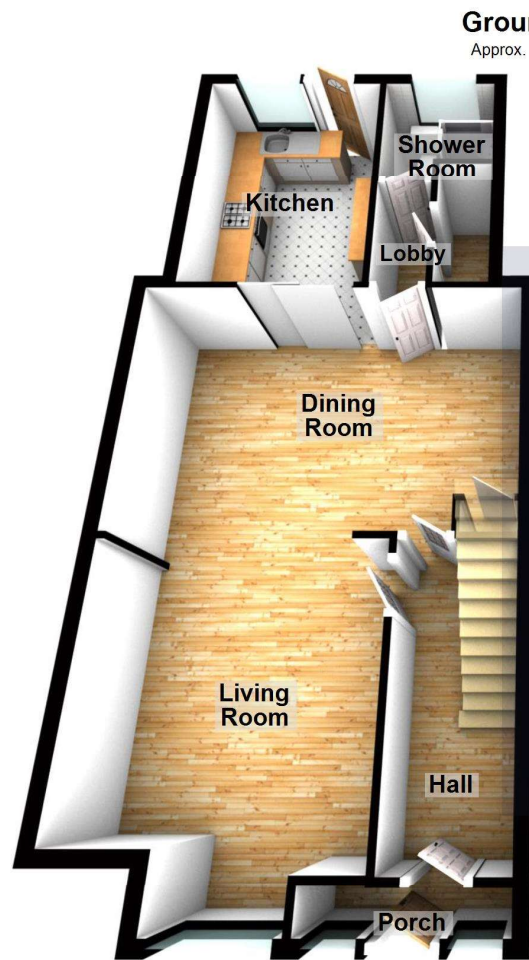
(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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**ROBINSON MICHAEL & JACKSON**



Total area: approx. 1512.4 sq. feet

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