



6, Gilbert Row, Snelling Avenue,

Guide Price £315,000



- 3 Double Bedroom Semi Detached Family Home
- Off Road Parking and a Garage
- Downstairs WC
- No Chain



6 Gilbert Row, Snelling Avenue, Gravesend, Kent, DA11 7ET



PROPERTY DESCRIPTION

Come and view this 3 bedroom move in ready semi detached family home, situated in a quiet residential area of Northfleet. Three double bedrooms, a generous open plan living area, Downstairs wc, driveway and a garage this property has it all. With little or no work needed to be done before moving this property would be ideal for a family. There will be no forward chain. What's the delay? call us now to book your viewing.

LOCATION DESCRIPTION

Situated just off Coldharbour Road, in a quiet residential area. There are many good local primary and secondary schools in the locality. Cygnets community leisure centre is a short distance away with a public swimming pool and a gym. Gravesend station is 1.9 miles away and Ebbsfleet train station is only 2.1 Miles away both with excellent links to London.



FRONTAGE

To the front, Manly laid to lawn with a Shrub surround. A dropped curb leading to a driveway with space for one car with access to the garage. a small pathway leads to the uPVC front door, opening into...

HALL

Ideal for coats and shoes, stairs to first floor and doors leading to...

DOWNSTAIRS WC

2.00 x 0.94 (6'6" x 3'1")

Comprising of a low level wc and a wall hung basin. Small double glazed frosted window out to front.



KITCHEN/DINING/LIVING

9.28 x 4.78 narrowing to 2.75 (30'5" x 15'8" narrowing to 9'0")

A Large open plan neutrally decorated room, with a Living and Dining area to the rear. A brick feature fireplace with carpeted flooring and a double glazed window and double glazed door out to garden, allowing light to flood into the room. The kitchen area comprises a range of wall and base units with a roll top work surface. Space for free standing cooker with extractor over and tiled splashback. One and a half bowl stainless steel sink and drainer with double glazed window over, tiled flooring. Due to the open plan nature of this room, it would be ideal for entertaining.



FIRST FLOOR

LANDING

Access to the loft, stairs to ground floor, double doors opening to a storage cupboard and doors leading to....

BEDROOM ONE

4.80 into wardrobe x 2.78 (15'8" into wardrobe x 9'1")

A spacious double bedroom spanning the width of the house, with 2 double glazed windows out to garden a large built in wardrobe with mirrored sliding doors.



BEDROOM TWO

4.29 x 2.44 plus door recess (14'0" x 8'0" plus door recess)

Another double bedroom, neutrally decorated with double glazed window out to front.

BEDROOM THREE

2.98 x 2.28 (9'9" x 7'5")

A third double bedroom, again neutrally decorated with double glazed window out to front.



FAMILY BATHROOM

2.09 x 2.01 plus door recess (6'10" x 6'7" plus door recess)

Mixer tap shower over bath, low level wc and basin. Double glazed frosted window out to side, tiled walls

REAR GARDEN

A generous rear garden currently slab paved for easy maintenance, enclosed by close board wood fencing. Access to the garage via a wood and glazed door.

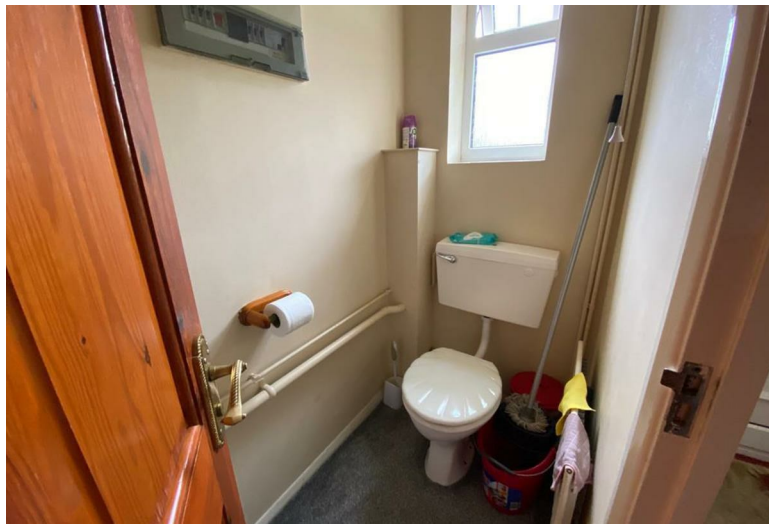
GARAGE

4.89 x 2.65 (16'0" x 8'8")

An up and over door to the front for access from the driveway and a rear wood and glazed door into the garden.

SERVICES

Mains Gas, Electricity, Water and Drainage.
Council Tax: Gravesham Borough Council
Band: C Charges 2020/2021: £1,637.14



Ground Floor

First Floor



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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