



86, Havelock Road,
Gravesend, DA11 0JL

£275,000



- Three Bedrooms
- Kitchen
- Gas Central Heating with new Boiler
- Lounge Open to Dining Area
- Ground Floor Bathroom
- No Onward Chain



86 Havelock Road, Gravesend, Kent, DA11 0JL



LOCATION:

Havelock Road is a popular location situated off of Pelham Road, Gravesend. Ideal for commuters, Gravesend mainline railway station is within walking distance where you can catch the domestic train to London or the high speed train to St Pancras station, London in just 22 minutes. The A2 Provides links to the M25, M20 and M2. There are bus and commuter coach services in the area and Ebbsfleet international railway station is just a short ride away, where you can catch a high speed train to London in just seventeen minutes.

Gravesend town centre is within walking distance and Perry Street is just a few minutes walk down the road which offers a wide choice of local shops and facilities including Tesco's, a Co-Op, general hardware shops, bakers takeaways and local pubs. Bluewater is just a car or bus ride away where you can enjoy some retail therapy or meet with friends in one of their many cafe bars and restaurants. It is in the catchment area for a choice of good primary, secondary and grammar schools.



DESCRIPTION:

If you are looking to purchase your first property, then take a look at this three bedroom house situated in a popular location. Offering immediate vacant possession, meaning no onward chain complications the property has recently been painted and decorated throughout, including recently fitted laminate flooring and carpets. It is heated by gas central heating boasting recently installed combi boiler and it the windows and doors are double glazed. The ground floor accommodation comprises porch, hall, redesigned open plan living/dining room with access through to the kitchen and bathroom. Upstairs has been re configured to provide three bedrooms, all off the landing. There is an enclosed South facing rear garden providing that all important outside space. Viewing is highly recommended.

FRONTAGE:

There is a modest frontage behind a retaining wall and gate.

PORCH:

UPVC double glazed front door, coconut matting, uPVC double glazed inner door leading into hall.

HALL:

Laminate flooring, doors leading to lounge and dining area.

LOUNGE:

3.53m x 2.87m (11'7" x 9'5")

Double glazed bay window to front, under stair storage cupboard with gas and electric meters. radiator, laminate flooring. Open to:

DINING AREA:

3.91m x 2.90m (12'10" x 9'6")

Double glazed window to rear, laminate flooring, radiator.

KITCHEN:

2.77m x 2.16m (9'1 x 7'1")

Double glazed window to side, uPVC floor leading to garden. Fitted with white wall and base cupboards, work surfaces, matching small breakfast bar, stainless steel sink and drainer. Plumbing for washing machine/dishwasher, electric cooker point. Tiled walls, radiator, vinyl flooring.

LOBBY:

2.13m x 0.74m (7' x 2'5)

Recently installed Ideal Logic combi boiler. Plumbing for washing machine, access to:

BATHROOM:

2.16m x 1.70m (7'1" x 5'7")

Double glazed window to front. White suite comprising panelled bath with Mira shower unit over, wash basin, low level w.c.. Tiled walls, vinyl flooring, heated towel rail and electric wall heater.

STAIRS/LANDING

Carpet, access to loft.

BEDROOM 1:

3.91m x 2.97m (12'10" x 9'9")

Two double glazed windows to front, carpet, radiator, two built in storage cupboards.

BEDROOM 2:

2.95m x 2.79m (9'8" x 9'2")

Double glazed window to rear, carpet, built in cupboard, radiator.



BEDROOM 3:

2.90m x 2.18m (9'6" x 7'2")

Double glazed window to rear, carpet, radiator.

REAR GARDEN:

Enclosed South facing rear garden with fencing each side and rear gate to pedestrian alley way, outside water tap.

TENURE:

Freehold

SERVICES:

Gas, electric, mains water, mains drainage.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B £1558 2022-2023

BROAD BAND SPEEDS:

Standard 8 mbps

Superfast 80 mbps

Ultrafast 1000mbps

NOTE:

Please note this property is being sold subject to grant of probate, therefore you can only exchange contracts once probate has been granted.

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

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

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