Sealeys Walker Jarvis

50, Edwin Street, Gravesend, DA12 1EL

£280,000

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- Three Bedrooms Terrace House
- Arranged Over Three Floors
- Versatile Accommodation
- Town Centre Location, Chain Free

50 Edwin Street, Gravesend, , DA12 1EL

DESCRIPTION:

If you enjoy town centre living then this terrace house could be right up your street. Arranged over three floors the property offers versatile accommodation including two front entrance doors. As you enter the house from the ground floor into the hall there is a bedroom/reception room to the left. The bathroom is located on this floor too. On the lower ground floor you will find the main reception room and the kitchen, whilst on the first floor are two double bedrooms. The property boasts much natural light throughout and i s heated by Gas Central Heating and the windows are all double glazed. There is an enclosed garden to the rear offering that all important outside space.

LOCATION:

Edwin Street is located in Gravesend town centre and within a few minutes walk of Gravesend mainline station making it an ideal location for those that commute to work. You can take the conventional to London or the Kent coast or the high speed train to St Pancras, London and arrive in approximately 22 minutes making your commute quick ans easy as possible. The Town Centre is a vibrant community and offers shopping facilities, pubs, clubs, restaurants and cafe bars. If you fancy a walk, Gravesend Gordon Promenade and Gordan Gardens on the riverside are nearby. For Education there is a choice of primary, secondary, grammar schools and further education all within the catchment area. If you are a sports enthusiast, there are a good choice of Gyms and fitness centres around the area.

FRONTAGE:
Wrought iron gate and retaining spindle railings to front. Ornamental chippings. Steps leading up to the main front door and steps leading down to the second front entrance.

GROUND FLOOR:

HALL:
uPVC Front door, carpet, radiator, dado rail, original corbels. Access to inner hall and bedroom 3/reception room, staircase to lower ground and first floor.

BEDROOM 3/RECEPTION ROOM:
A versatile room which could be a bedroom, reception or home office. uPVC double glazed window to front, carpet, radiator.

INNER HALL:
Carpet, built in cupboard, access to:

BATHROOM:
A spacious bathroom with double glazed window to rear. White suite comprising panelled bath with Triton shower unit over and glass screen., low level w.c., vanity wash basin. Part tiled walls, vinyl floor, radiator.

LOWER GROUND FLOOR:
Staircase with carpet leading down to lower ground floor, dado rail, spindle balustrade. Double glazed door off half landing leading to rear garden, under stair recess.

RECEPTION ROOM:
Double glazed window to front, laminate floor, radiator. uPVC front door.

KITCHEN:
Double glazed window to rear. Fitted with Beech effect wall and base units, with complimentary matching work surfaces, round stainless steel sink and drainer, plumbed for washing machine, freestanding gas cooker. Local tiling to walls.

STAIRS/LANDING TO FIRST FLOOR:
Carpet, spindle balustrade rail, double glazed window to rear, access to loft.

BEDROOM 1:
A generous size double room with two double glazed windows to front, carpet, radiator, ceiling rose .

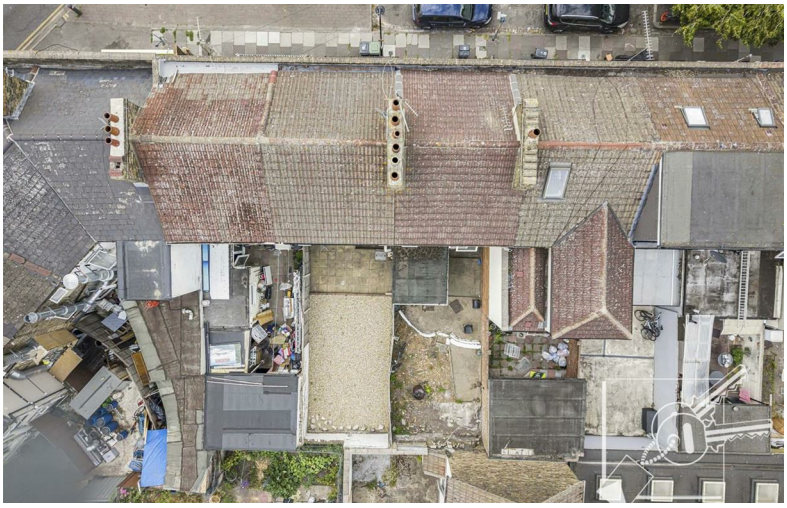
BEDROOM 2:
Double glazed window to rear, radiator, carpet.

PARKING:
Residents permit parking 7am - 7pm Monday-Saturday or 2 hours, no return within 1 hour.

GARDEN:
Paved Patio area, the remainder is pebbled, walled to rear, fenced one side, part walled and part fence to other side.

TENURE:
Freehold

LOCAL AUTHORITY:
Gravesham Borough Council
Council Tax Band C- £2,039.25



UTILITIES:

Mains Electricity, Mains Gas, Mains Drainage, Mains Water

NOTE:

please note: Japanese knotweed was identified at the property but has been treated by a certified specialist. Documentation and a valid insurance-backed guarantee are available upon request.

There is a 10 year insurance plan in place. Documents have been lodged with the sellers solicitor and all treatments have been prepaid by the vendor to cover the next ten years. Documents will be signed over to the new owner upon completion.

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

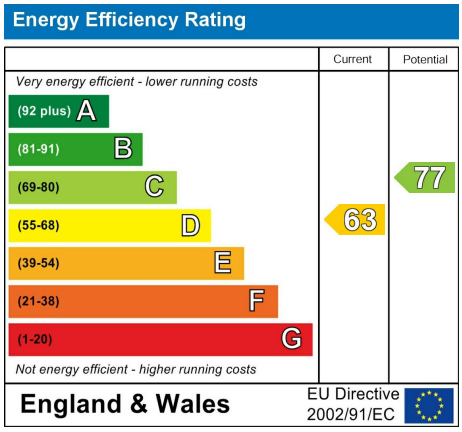
The fee is non-refundable once the verification service has been carried out.

Edwin Street, Gravesend, Kent, DA12

Approximate Gross Internal Area 94.5 sq m / 1018 sq ft

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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