



21 Weald Close, Istead
Rise, Gravesend, DA13

£350,000

TBC

- Two Bedroom Semi Detached Bungalow
- No Onward Chain
- Requiring Some Updating
- Cul - De Sac Location



21 Weald Close, Gravesend, Kent, DA13 9JX



DESCRIPTION:

If you are looking for a bungalow improve and call home, then this could be just what you are looking for. Offering immediate vacant possession, meaning no onward chain complications, the property comprises a large porch providing extra security and somewhere to kick off your shoes before entering the property. There is a generous size lounge/diner with access into the kitchen, two bedrooms which over look the rear garden and a bathroom. The rear garden is South West facing and there is a garage to the side with additional parking on the drive. With some careful thought and imagination, a little modernising and updating this could make a perfect home.



LOCATION:

Situated in a pleasant cul-de-sac location in the popular community village of Istead Rise, which is a great area for all age groups. There is a parade of shops near by within a flat, level walking distance, which offers everyday essentials, including a Co-Op, butchers, pharmacy, and hardware shop. The community centre offers various sports activities and is an ideal social place where you can get to know your neighbours, Istead Rise Medical Centre is located near the community centre. The A2 is within approximately 2 miles with links to the M25, M2 and M20. If you fancy some retail therapy Bluewater Shopping Centre is approximately 5 miles away and offers a range of shops, restaurants and leisure facilities including cinemas and boating lakes. Gravesend town centre is a car or bus ride away and includes a mainline railway station where you can catch the high speed train to St Pancras London in just 22 minutes or you can take the domestic train to London which stops at London Bridge, Waterloo and Charing Cross or you can travel to the Kent coast if you fancy a beach day. Meopham Railway Station is within 2 miles offering services to London on the Victoria line. There are also bus & commuter coach services. Istead Rise primary school is nearby.

FRONTAGE

The property is approached by a private block paved drive and path, which leads to the front porch and side of property giving access to the garage. There is a front lawn.

PORCH:

3.56m x 1.00m (11'8" x 3'3")

A generous size porch with double glaze window to front, double glazed entrance door, built in storage cupboard, housing meters. Inner door to:

LOUNGE/DINER:

6.79m max x 4.35m (22'3" max x 14'3")

A generous size room divided into two distinct areas, with double glazed picture window to front and double glazed french windows to side, warm air vent. Access to kitchen:

KITCHEN:

2.90m x 2.72m (9'6" x 8'11")

Double glazed window to front. Fitted base cupboards, work surfaces, white enamel sink and drainer, plumbing for washing machine, electric cooker point, space for fridge/freezer.

INNER HALL:

1.91m x 0.81m (6'3" x 2'7")

Accessed from lounge/diner, two built in cupboards, on housing boiler and controls for warm air heating (not tested). Access to loft.

BATHROOM:

2.00m x 1.97m (6'6" x 6'5")

Double glazed window to side, panelled bath, pedestal wash basin, low level w.c..



BEDROOM 1:

3.42m x 3.33m (11'2" x 10'11")

Double glazed window to rear over looking rear gardens, warm air vent, fitted wardrobe, built in airing cupboard.

BEDROOM 2:

3.36m x 2.12 m (11'0" x 6'11" m)

Double glazed window over looking rear garden.

REAR GARDEN:

Enclosed South West rear garden with paved patio, feature circular paved patio, lawn, shrubs and bushes.

GARAGE:

Single garage situated to side of bungalow with up and over door. Additional parking on the drive for several vehicles.

SERVICES:

Gas, Electric, Water, Mains Drainage.
Property heated by warm air system

EPC to follow

LOCAL AUTHORITY:

Gravesham Borough Council.

Council Tax Band: D - £1989.72 2022 -2023



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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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