Sealeys Walker Jarvis Est. 1851

01474 369368

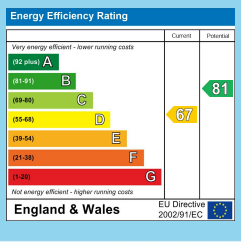
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The Property Ombudsman



8 Roman Road
Northfleet
Gravesend
DA11 8EX

£475,000









PROPERTY FEATURES

- Four Bedroom Extended Semi Detached House
- Generous Size Receptions, Off Street Parking
- Modern Fitted Kitchen/Diner
- Two Bathrooms & Additional W.C.
- Off Street Parking

Contact us for more info or to book a viewing

01474 369368 Sales@Sealeys.co.uk www.sealeys.co.uk

Property Details

DESCRIPTION:
This four bedroom extended semi detached house is available with immediate vacant possession, meaning no onward chain complications. Offering 137 square meters of floor space, the ground floor comprises particularly generous size accommodation including a welcoming porch, a spacious reception room perfect for family living/dining, a modern fitted kitchen/breakfast room, a study which could be utilised as an additional bedroom and a convenient ground floor shower room. Upstairs you will find the four bedrooms, family bathroom and a useful additional w.c./washroom. The windows are double glazed and the home is heated by gas central heating. Outside space includes a block pave drive to the front, allowing off street parking for several vehicles, so there is no parking issues and there is a garden to the rear, offering that all important outside space.

Take a look inside and consider this to be your next family home.

LOCATION:
Roman Road, Northfleet is situated off Pepper Hill which has always been a popular place to live. It is approximately 1.25 miles from Ebbsfleet Station and within 0.25 miles of the A2. Pepper Hill is a small residential area close to Painters Ash with many local amenities within walking distance including shops, food outlets and beauty services. The property lies within the catchment area for good local primary and secondary schools and having a choice of super store supermarket only a short drive away, this property is in a great location for families.

FRONTAGE:
The property is approached by a generous sized block paved drive allowing off street parking for several cars. A welcoming porch leads you into the property.

ACCOMMODATION:
GROUND FLOOR:
Porch
Lounge/diner
Kitchen/breakfast room
Study/Bedroom 5
Shower room

FIRST FLOOR:

Four Bedrooms
Family Bathroom
Additional W.C./Wash room

OUTSIDE SPACE:

Drive way for off street parking
Rear Garden

UTILITIES:
Mains Gas
Mains Electricity
Mains Water
Mains Drainage

TENURE:
Freehold

LOCAL AUTHORITY
Gravesham Borough Council
Council Tax Band: E

BROADBAND:
Basic: 1 Mbps
Superfast: 50 Mbps
Ultrafast: 1000 Mbps

NOTE:
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.





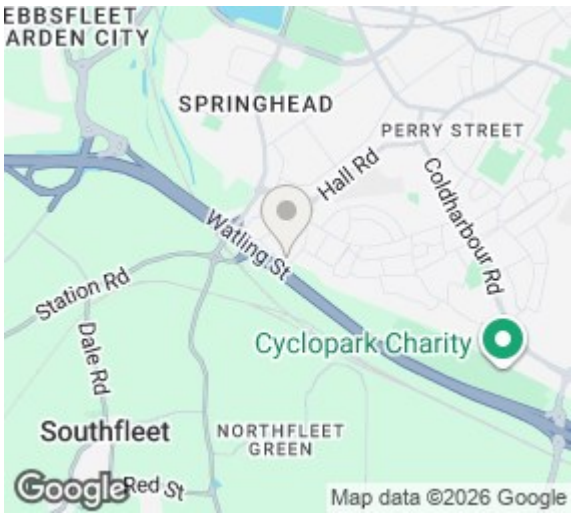
Floor Plan

Roman Road, Northfleet, Gravesend, Kent, DA11

Approximate Gross Internal Area = 141.7 sq m / 1526 sq ft



Location



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.