



16, Cerne Road,
Gravesend, DA12 4BW

£395,000



- Three Bedroom Semi Detached Chalet Bungalow
- No Onward Chain, Built By Billings
- Viewing Recommended
- Double Glazed Conservatory
- Bathroom & Shower Room



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DESCRIPTION:

A Billings built semi detached chalet three bedroom bungalow offering immediate vacant possession. Ideal for someone planning their retirement or indeed family occupation. The property comprises hall, living room, kitchen with access in to a double glazed conservatory, bathroom and two bedrooms on the ground floor. The property has been extended into the loft to provide an L shaped bedroom with its own en-suite shower room, making ideal for a teenagers room or work from home office. The property benefits from gas central heating and double glazing throughout. There is a garden to the rear and plenty of off street parking on the block paved drive to the front. Now requiring a little TLC, the property boasts plenty of potential for improvement and could make the perfect home.



LOCATION:

Cerne Road is situated off St Francis Avenue on the edge of Riverview Park. Ideal for families, it is within walking distance of local primary schools and Thamesview Secondary School whilst there are other primary, secondary and Grammar Schools in the Area. If you are looking for further education then North West Kent collage is nearby. Riverview Park has its own local shops, doctors, dentist, takeaways and local pub. Offering excellent transport links including a commuter coach service to London, bus services to Gravesend town centre, easy access on to the A2 with links to the M2, M20 and M25. Gravesend mainline railway station provides access to London and the Kent coast, including a high speed service to St Pancras, London in just 22 minutes. Ebbsfleet railway station is approximately 3.5 miles away and also provides a high speed service to St Pancras in just 17 minutes. If you are looking for sports and leisure centres, then Cascades is situated off Thong Lane or the Cyclo centre is also nearby.

FRONTAGE:

A large block paved drive way leads up to the front door.

HALL:

Double glazed front door, leads in to the hall with laminate floor and radiator. over head cupboard housing electrical consumer unit and electric meter.

LOUNGE:

4.56 x 3.7 (14'11" x 12'1")

Double glazed window to rear, carpet, radiator, openplan staircase leading to loft conversion.

KITCHEN:

3.69 x 2.35 (12'1" x 7'8")

Fitted with a range of traditional oak effect wall and base cupboards, work surfaces, built in gas hob and built in oven, sink and drainer with mixer tap. Laminate floor covering, opening to:

CONSERVATORY:

3.58 x 2.7 (11'8" x 8'10")

A UPVC double glazed conservatory with glazed roof, double doors leading out to rear garden, laminate flooring.

BEDROOM 1:

4.26 x 3.36 into bow window (13'11" x 11'0" into bow window)

Double glazed bow window to front, radiator, built in wardrobe along one wall, also housing combi boiler for hot water and central heating, laminate floor, radiator.

BEDROOM 2:

3.62 x 2.27 (11'10" x 7'5")

Double glazed window to side laminate flooring, radiator.

BATHROOM:

2.79 x 1.57 (9'1" x 5'1")

Double glazed window to front, white suite comprising panelled bath with shower over, pedestal basin, low level w.c. Radiator, laminate floor. Hatch into the crawl space loft.

STAIRS TO FIRST FLOOR:

Open plan stair case leading to loft conversion. Multi paned glass door leading to:

BEDROOM 3:

5.22 x 2.51 plus 1.9 x 1.35 (17'1" x 8'2" plus 6'2" x 4'5")

An L shaped room with double glazed dormer window to front, carpet, access to eves storage, radiator. Door to:

SHOWER ROOM:

2.24 x 1.5 (7'4" x 4'11")

Glazed shower cubicle with Triton shower unit, pedestal wash basin, low level w.c.. Access to eves storage cupboard.



GARDEN:

Rear garden with block paved patio, gate and three steps up to raised grass area, storage shed, further timber shed, small decked seating area. Outside water tap, side access, gas meter within cupboard and gate leading out to front. .

PARKING:

Plenty of off street parking on block paved drive for several vehicles.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band D - £2,089.14 2023-2024

SERVICES:

Gas, Electric, Water, Mains Drainage

ESTIMATED BROAD BAND SPEEDS:

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)
23 mb/s
73 mb/s
1000 mb/s

This information has been provided by Sprift.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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