



23, Cobsdene,  
Gravesend, DA12 5JB

Price Guide £290,000  
- £300,000



- Two Bedroom Detached Bungalow
- Recently refurbished Throughout
- Wrap around gardens
- No Onward Chain

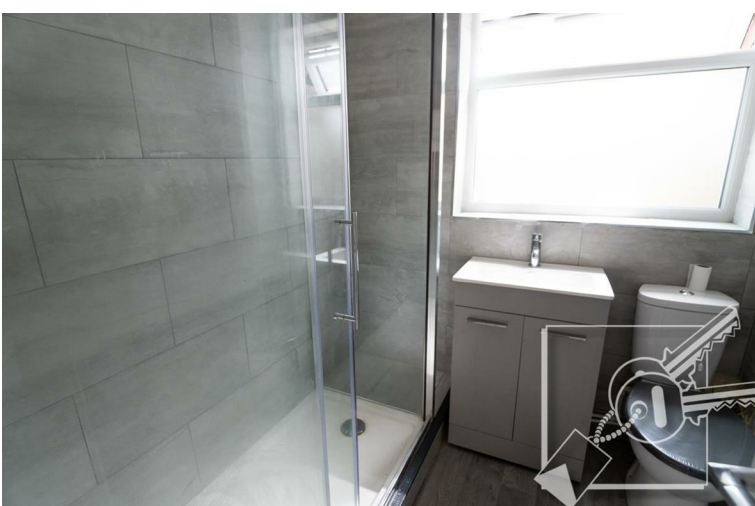


## 23 Cobsdene, Gravesend, , DA12 5JB



### DESCRIPTION:

£320,000- £330,000 This two bedroom detached bungalow has recently been refurbished throughout, including a new fitted kitchen, new double glazed windows, new flooring and carpets, new internal doors and a new boiler making it move in ready. Offering immediate vacant possession, the property boasts a wrap around garden, lounge/diner opening into a modern fitted kitchen with built in oven and hob and a modern shower room. There is a garage situated en-bloc close to the property. Ideal for anyone, looking to downsize, planning their retirement or someone who prefers living on one level.



#### **LOCATION:**

The surrounding area is known for its friendly community and accessibility to local amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood

Nicely positioned on a walkway within the ever popular Hever Farm development at Singlewell, Gravesend, with local shops close by, where you can pick up your everyday essentials. offering excellent transport links including bus services to the town centre and Bluewater Shopping Complex, commuter coach service to London, easy access onto the A2, M2, M20 & M25 motorway links, Gravesend mainline railway station which offers a high speed service to St Pancras, London in approximately 22 minutes or you can take the domestic train to London or the Kent Coast. Ebbsfleet International Railway Station is also just a short ride away where you can take the fast train and be at St Pancras, London in just 17 minutes, making it a perfect location for commuters to live. Singlewell Primary School is practically on the doorstep which caters for Reception through to year 6 and of course there are secondary and grammar schools. If you enjoy a walk in the Park, then Jeskyns Country park is close by. For sporting activities the Cyclo Park which offers a variety of activities or Cascades Leisure Centre which are both near by.

#### **FRONTAGE:**

A low retaining wall extending to the side, paved path leading to front porch. The front garden extends to the side and is laid to lawn with evergreen bushes and an abundance of Hydrangeas.

#### **PORCH:**

Double glazed double outer doors, tiled floor, gas and electric meters, partially glazed inner door to:

#### **HALL:**

Laminate floor, radiator, built in storage cupboard. access to loft with storage space and housing Combi boiler for hot water and central heating.

#### **LOUNGE:**

A double aspect room with Double glazed picture window to front, double glazed double leading out to garden Laminate floor, two radiators. Wide opening to:

#### **KITCHEN:**

Double glazed window to side. Newly fitted wall and base units, complimentary work tops, round stainless steel sink and drainer, Built in oven, hob and extractor. Plumbed for washing machine. contemporary local tiling to walls. (The vendors have advised that they would be happy to supply and install integrated appliances, providing a suitable price is agreed. )

#### **BEDROOM 1:**

A double room with double glazed window to front, carpet, radiator. Wall mounted electrical consumer unit.

#### **BEROOM 2:**

A double room with double glazed window to rear, carpet, radiator, fitted wardrobes along one wall with hanging shelving and top cupboards above.

#### **SHOWER ROOM:**

A double glazed window to rear, radiator, contemporary localised tiling to walls, two radiators. Suite includes double shower cubicle with glass sliding door & Bristan shower unit, pedestal wash basin and low level w.c..

#### **GARDENS:**

Wrap around gardens to front, side and rear. Timber shed, Paved patio, mostly laid to lawn, various shrubs & bushes, side gate.



**GARAGE:**

There is a single garage situated en-bloc close to the property.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band: D £2,254.16

**SERVICES:**

Mains Electric, Mains Gas, Mains Drainage & Mains Water.

**BROADBAND/MOBILE NETWORKS**

**BROADBAND:** We understand Virgin Media, , Openreach provide Standard, Superfast & Ultrafast services in the area. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering the area: EE, Three.

**MOBILE NETWORKS:** It is said that EE, Three, Vodafone & O2 are likely to provide service indoor service in this area. 5G is predicted to be available around this location from the following providers: EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This information has been provided by Ofcom on the 15.10.24

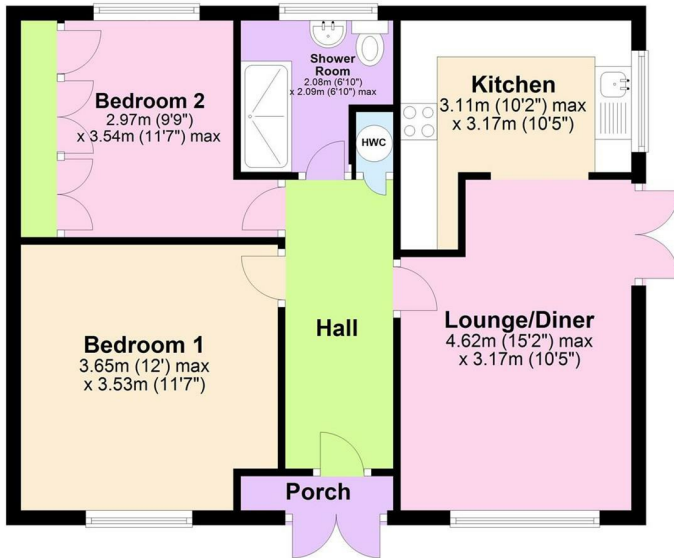
**NOTE:**

Please note this property has been totally refurbished, following a water leak caused via frozen pipes at the start of this year, 2025.

**LOCAL LAND SEARCHES**

Local Land charges search ref: 2716069 shows there is a smoke control order in this area. (ref: 10/00226/SMOKE)

**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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