



**6, Dobson Road,
Gravesend, DA12 5TE**

£385,000

 **D**

- Two Bedroom Semi Detached Bungalow
- Generous Size Southerly Aspect Rear Garden
- Plenty Of Parking On The Drive
- Double Glazed Conservatory
- Garage/Workshop
- Scope For Extension STUPP



6 Dobson Road, Gravesend, , DA12 5TE



LOCATION:

Dobson Road is situated in a quiet yet convenient cul-de-sac location situated off of Valley Drive. Offering excellent transport links including, easy access to the A2 which provides links to the M25, M2 & M20, bus and commuter coach services to Gravesend town centre, Bluewater and London. Gravesend mainline railway station offers a high speed service to St Pancras London in approximately 23 minutes or you can travel to London and the Kent Coast on the domestic line, whilst Ebbsfleet International railway station is easily accessed and provides a high speed service to St Pancras, London in just 17 minutes. There are local shops at McKenzie Way, Livingstone Road, Riverview Park and Valley Drive where you can pick up your every day essentials. There are a choice of primary schools, secondary schools and grammar schools all within the catchment area and if you are looking for further education then North West Kent College at Chalk is nearby. If you fancy a walk in the park then there is the Warren which is at the opposite end of the cul-de-sac, Jeskyns Country Park is close by and Shorne Country Park is just a short drive. For sporting activities the Cyclo Park and Cascades Leisure Centre are both within easy access.



DESCRIPTION:

Built by the popular Billings Builder who is well known for their quality construction and spacious rooms, this semi detached bungalow has been well maintained by its current vendor and offers plenty of opportunity for extension subject to planning permission. The accommodation comprises hall, lounge with access through to a double glazed conservatory, fitted kitchen, two double bedrooms, shower room and separate w.c.. The property benefits from gas central heating and all of the windows are double glazed and soffits and facias have been upgraded to UPVC. Boasting a large level Southerly aspect rear garden, a garage to the side and plenty of additional parking on the drive way to the side. Viewing is highly recommended.



FRONTAGE:

Front garden with a retaining wall, artificial lawn. Block paved private drive leading to the garage. Access to the bungalow from the side.

HALL:

Double glazed door to side, access to loft housing Worcester Bosch boiler and hot water cylinder, boarded with light and integral ladder. Carpeted with access to all rooms.

LOUNGE:

4.669 x 3.67 (15'3" x 12'0")

A spacious room with double glazed patio doors leading out to conservatory. Carpet, radiator, stone fire place with electric fire.

CONSERVATORY:

6.323 x 2.674 (20'8" x 8'9")

An ideal space extended across the rear of the property comprising ample space for table and chairs and a three piece suite. Double glazed windows to rear, double glazed double doors to garden, double glazed window, to side. Tiled floor, radiator and roof blinds.



KITCHEN:

3.346 x 3.219 (10'11" x 10'6")

Double glazed window to rear, double glazed door to side. Tiled floor, white wall and base cupboards with ample work surface space, white one and a half bowl sink & drainer. ceramic electric hob with extractor hood above, built in Lamona oven in housing unit. Plumbed for washing machine, integral fridge/freezer. Radiator.



BEDROOM 1:

3.784 x 3.354 (12'4" x 11'0")

Double glazed Georgian style window to front, carpet, radiator and fitted wardrobes along one wall.

BEDROOM 2:

3.685 x 3.634 (12'1" x 11'11")

A double room with double glazed Georgian style window to front, carpet, radiator. (Currently used as a dining room).

SHOWER ROOM:

Double glazed window to side, shower cubicle with glass door, vanity wash basin, tiled walls, heated towel rail, tiled floor.



SEPARATE W.C.

Double glazed window to side, low level w.c., radiator, part tiled walls, tiled floor.

GARDENS:

Southerly aspect south facing large rear garden with paved patio area, lawn, various shrubs trees and bushes including two apple trees and storage shed. Fully fenced.

GARAGE/WORKSHOP:

6.40m x 2.69m (21 x 8'10)

Detached within boundary of property, power & light. Up and over door, courtesy door to garden. Plenty of parking on the block paved drive for several cars.

SERVICES:

Gas, Electric, Mains Water, Mains Drainage

LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band D - £2,089.01 per year 2023-2024

ESTIMATED BROAD BAND SPEEDS:

Standard 6 Mbps 0.7 Mbps Good

Superfast 49 Mbps 8 Mbps Good

Ultrafast 9000 Mbps 9000 Mbps

This information supplied by Ofcom on 27.11.23.

TENURE

Freehold.



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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