



5, Armoury Drive,
Gravesend, DA12 1LZ

Offers Over £240,000



- 1 Bedroom House
- Modern Bathroom
- Garage En-Bloc
- Fitted Wardrobes to Bedroom
- Garden
- Walking Distance Of Town & Station



5 Armoury Drive, Gravesend, Kent, DA12 1LZ



DESCRIPTION:

We are pleased to bring to market this one bedroom house, which would make an ideal step onto the property ladder for a first time buyer or for someone looking to downsize. Nicely presented, the property comprises; hall, fitted kitchen, open plan lounge/diner with access out to a generous size rear garden offering that all important outside space. Upstairs, you will find the bathroom, one double bedroom with fitted wardrobes offering ample storage space plus additional storage within the eaves. The house is heated by gas central heating and boasts double glazed windows and doors. There is also the added bonus of a garage situated en-bloc close to the property. **VIEWING IS HIGHLY RECOMMENDED.**



LOCATION:

The property is situated within approximately 10 minutes walk from Gravesend town centre with its array of shops, cafe bars, restaurants and pubs. Gravesend railway station offers services to London and the Kent Coast on the domestic line, or you can travel on the highspeed train to London St Pancras in just 22 minutes, making it perfect for commuters. There are a few local shops close by where you can pick up daily essentials. Bluewater shopping centre is just a short car or bus ride away and Ebbsfleet International railway station is within approximately 3 miles offering a high speed service to London St Pancras in just 17 minutes or you can be in Paris within a matter of a couple of hours. The A2, M2, M20 and M25 are easily accessed.

FRONTAGE:

There is a front garden setting the property back from the pavement with path way leading to the front door. Open brick built bin storage area. Side gate leading to rear of property.

HALL:

uPVC entrance door, radiator, laminate flooring, built in cupboard with ample storage, also housing boiler for hot water & central heating. Access to kitchen and open to lounge/diner.

LOUNGE/DINER:

3.63m x 3.61m (11'11" x 11'10")

Double glazed window to rear, double glazed door giving access to garden, laminate floor, radiator.

KITCHEN:

2.36m x 1.47m (7'9" x 4'10")

Double glazed window to front. Fitted with modern white wall and base cupboards, work surfaces, stainless steel sink and drainer. Electric cooker point, plumbing for washing machine, space for fridge.

STAIRS/LANDING:

Carpet, turning stair case, built in airing cupboard. Access to bedroom and bathroom.

BEDROOM:

3.63m x 2.87m (11'11" x 9'5")

Velux window, carpet, radiator. Access to eaves giving additional storage space. Custom built in fitted wardrobes with ample hanging and shelving space, with shelving above.



BATHROOM:

2.16m x 1.85m (7'1" x 6'1")

Velux window to front. Modern white suite comprising panelled bath with shower attachment over, pedestal basin, low level WC. Laminate floor. Built in shelving. Radiator.

GARDENS:

The rear garden has a paved patio area, lawn, timber shed and side gate.

GARAGE:

Single garage situated en bloc close to the property.

TENURE:

Freehold

SERVICES:

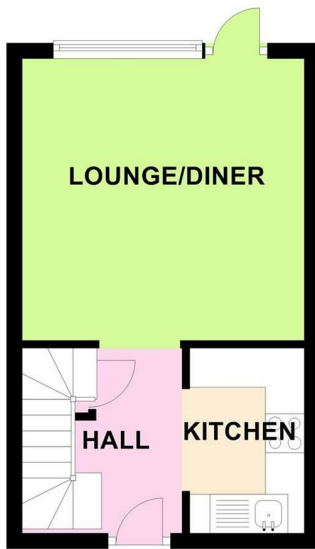
Mains gas, electric, drainage & water

LOCAL AUTHORITY:

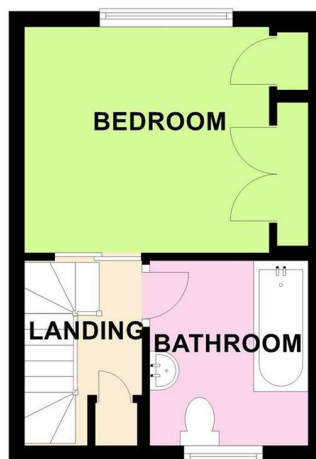
Gravesham Borough Council

Council Tax: Band B £1,547.56

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	89
(81-91) B		
(69-80) C		
(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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