



2, Churchill Road,  
Gravesend, DA11 7AQ

£275,000

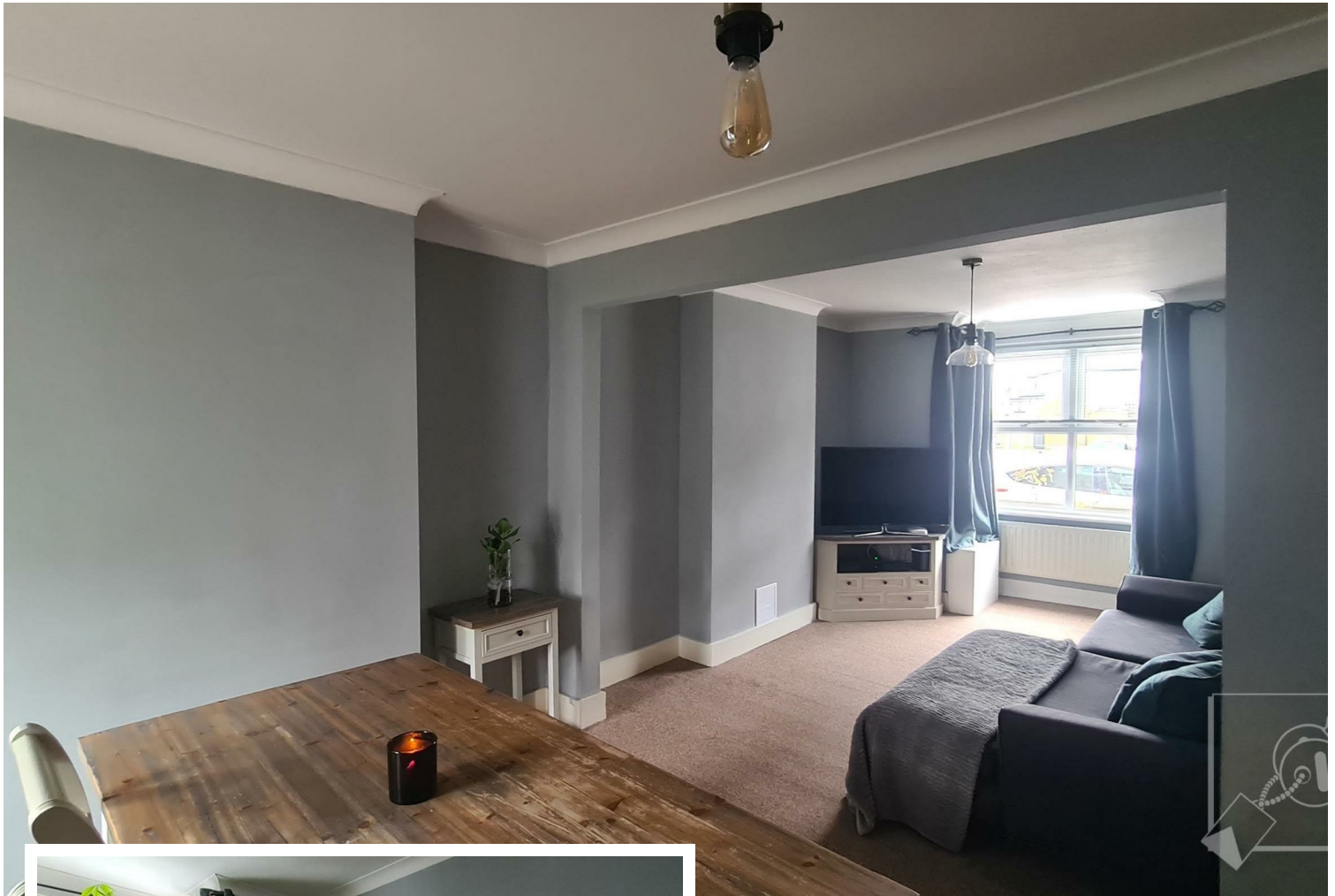


- SOLD BY SEALEYS WALKER JARVIS
- Fitted Kitchen with Oven & Hob
- Lounge/diner

- Two Bedroom House
- First Floor Bathroom Of The Landing



## 2 Churchill Road, Gravesend, Kent, DA11 7AQ



### LOCATION

Churchill Road is a popular location situated just a few minutes walk from all the shops and facilities on Perry Street, where you pick up all your everyday essentials, a take away or enjoy a drink in one of the pubs. It is in the catchment area for a choice of nursery schools, primary, secondary and grammar schools, including Cecil Road primary which is just 150 yards away. Gravesend town center and mainline station are within 0.6 miles, where you can catch the train to London or the Kent Coast, including a high speed train to St Pancras, London and be there in just 22 minutes. Ebbsfleet International railway station is a short drive away, where you can catch a high speed train and be in London within 17 minutes, making it an ideal location for commuters. It is on the main bus route to Gravesend town center, Bluewater shopping complex and Dartford. There is also a commuter coach service to London and easy access on to the A2 with links to the M25, M20 and M2.



## DESCRIPTION

This delightful two bedroom terrace house will be available with vacant possession and would ideally suit a first time buyer. Comprising hall, a generous size lounge/diner with access to a fitted kitchen which includes built in oven and hob. Upstairs, you will find the two double bedrooms each with feature fire places and the bathroom which is situated off the landing. The rear garden is a decent size, and south facing, therefore making the most of the sun in the summer months. Other benefits include gas central heating & double glazing.

## FRONTAGE

There is a small frontage with retaining wall and gate, setting the property nicely back from the pavement.

## HALLWAY

UPVC front door, radiator, laminate flooring.

## LIVING ROOM

3.24 x 3.08 plus bay (10'7" x 10'1" plus bay)

Double glazed bay window to front. Carpet and radiator. Open to:

## DINING ROOM

4.57 x 3.01 (14'11" x 9'10")

Double glazed window to rear, carpet, radiator and understairs storage cupboard.

## KITCHEN

2.66 x 1.88 (8'8" x 6'2")

Double glazed window to side and door to garden. Fitted with a range of Beech effect wall and base cupboards, black work surfaces, stainless steel sink and drainer, Built in Lamona ceramic electric hob with extractor hood above and matching built in oven. Plumbed for washing machine, radiator.

## STAIRS/LANDING:

Carpet, access to loft.

## BEDROOM 1

4.69 x 3.10 into alcove (15'4" x 10'2" into alcove)

Two double glazed windows to front, carpet, radiator, feature fireplace.

## BEDROOM 2

3.02 x 2.6 (9'10" x 8'6")

Double glazed window to rear, carpet, radiator, feature fireplace.

## BATHROOM

2.13 x 1.88 (6'11" x 6'2")

Situated off the landing - White shell design suite comprising panelled bath, pedestal wash basin, low level w.c. Part tiled walls, cupboard housing boiler. radiator. Double glazed window to rear, laminate tile effect floor.

## GARDENS:

A long rear garden, with a gravelled area, lawn, chain link fencing, hedge to other side, timber shed.



#### TENURE:

Freehold

#### LOCAL AUTHORITY:

Gravesham borough Council

Council Tax Band: C £1900.66 for 2023 -2044

#### SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

#### ESTIMATED BROAD BAND SPEEDS:

Standard 7 mb/s

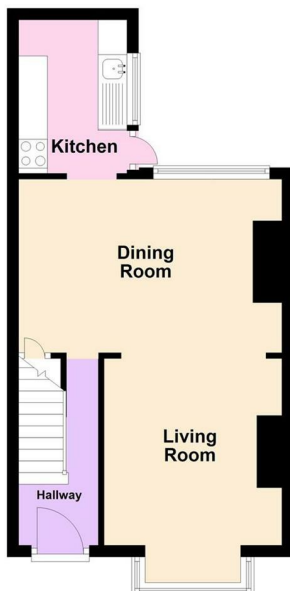
Superfast 155 mb/s

Ultrafast 1000 mb/s

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Ground Floor



First Floor



#### Energy Efficiency Rating

|                                             | Current   | Potential                  |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>89</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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