Sealeys Walker Jarvis Est. 1851

45, Mead Road,
Gravesend, DA11 7PP

£280,000

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- 2 Double Bedroom Victorian Terrace
- Move In Ready
- 2 Reception Rooms
- Recently Refurbished and No Onward Chain

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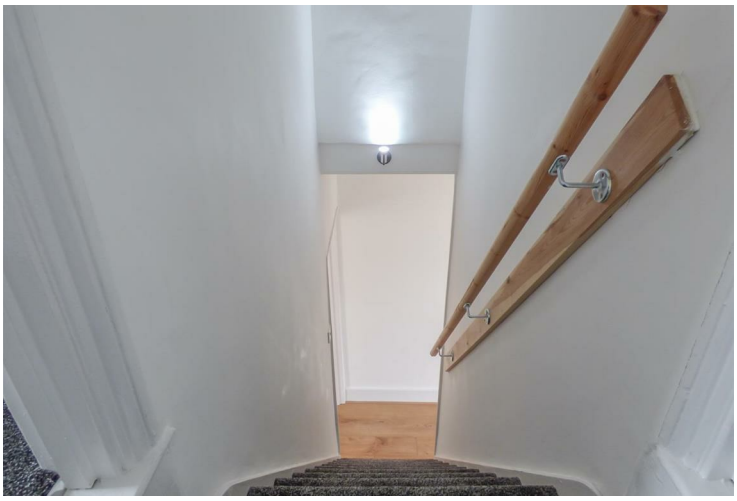


PROPERTY DESCRIPTION

This Victorian style terrace has been recently modernised inside making this traditional house into a beautiful modern home. It has double glazed windows throughout and recently fitted carpets and wooden flooring throughout. The recently installed kitchen and bathroom suite makes this property ready to move into. The rear garden offers that all important out door space. There is on road parking to the front of property, permits are required between the hour of 1pm - 2pm weekdays. An ideal step onto the property ladder for any first time buyer. Offering immediate possession meaning no onward chain complications.

LOCATION

This property is in prime location for so many amenities that Gravesend has to offer including local shops, located just around the corner including a Post Office and a Pharmacy. Gravesend Town Centre and mainline railway station are within easy access. Offering excellent transport links including easy access onto the A2, M2,M20 & M25 motorway links, high speed train to St Pancras London in just 22 minutes from Gravesend station or you can travel to Charing Cross, London or the Kent Coast on the domestic line. Ebbsfleet International Railway Station offers a high speed service to St Pancras, London in only 17 minutes. If you prefer you can travel on the commuter coach to London, which picks up nearby, making this an ideal location for commuters.

It is in the catchment area for a choice of good schools including
Saint George's Church of England School Primary and Secondary - Ofsted Rating: Good | Distance 0.25miles.
Mayfield Grammar School - Ofsted Rating: Outstanding | Distance 0.6miles
Gravesend Grammar School - Ofsted Report: Outstanding | 0.91miles
Plus another 13 schools within a 1mile radius.

National Rail Stations |
Gravesend Rail Station 0.84 miles
Northfleet Rail Station 2.17 miles

It is only a 3 minute walk from the very popular Woodlands park very popular with families and dog walkers.

FRONTAGE

There is a small enclosed front garden providing a welcoming entrance to the property and space for storing wheelie bins.

LIVING ROOM

3.50m x 2.71m (11'5" x 8'10")
Entering from front door into lounge. This living space boast double glazed window looking out to frontage allowing lots of natural light. Extra storage built into left side of chimney breast housing gas meter, wooden flooring. Opening to stairs and door leading to dining room.

DINING ROOM

3.51m x 3.07m (11'6" x 10'1")
Double glazed window to rear looking into garden, chimney breast with wooden shelf and wooden flooring. Under stairs cupboard with built in shelving, carpet flooring. Door leading to kitchen at rear.

KITCHEN

2.74mx 1.93m (9'x 6'4")
Newly fitted modern light grey gloss, base and wall units, black roll-edge worksurfaces. Built in oven and cooker hood. White walls with white tiled splashback. Double glazed window over skink and double glazed door leading to garden.

BEDROOM 1

3.51m x 2.68m (11'6" x 8'9")
Double bedroom with double glazed window looking out to front of the property.

BEDROOM 2
3.58m x 0.79m (11'9" x 2'7")
Double bedroom with double glazed window to rear looking over garden at rear of the property. Door leading to bathroom..

BATHROOM
2.72m x 1.94m (8'11" x 6'4")
3 piece white suite bathroom suite. Wash basin, WC and bath with shower over, glass shower screen, laminated floor. Wall hung IDEAL gas boiler and heated towel rail.

GARDEN
Low maintenance garden, concrete path from back door to rear gate into alley pedestrian access. Decorative shingle and paving slabs. Plants and bushes either side.

SERVICES
Mains Gas, Electricity, Water and Drainage.

Standard broadband speed - 6 mb/s
Ultrafast broadband speed - 600 mb/s

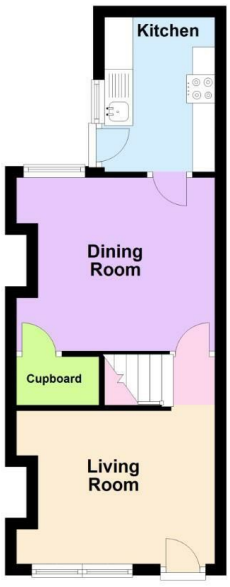
Mobile Coverage (based on calls indoors) - o2, 3, EE, Vodafone all very good.

Satellite & Cable TV Availability: Sky, Virgin and BT.

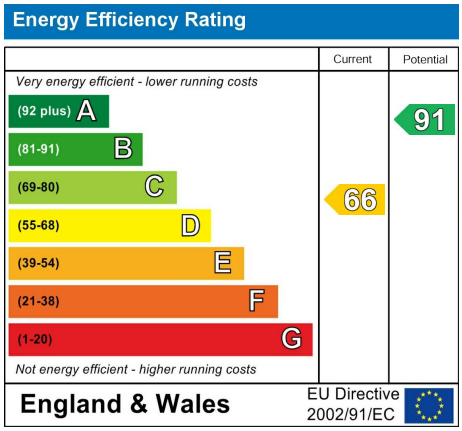
LOCAL AUTHORITY
Gravesham Borough Council
Band B charges 2022/2023 - £1,547.56

TENURE
Freehold

Ground Floor



First Floor



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