

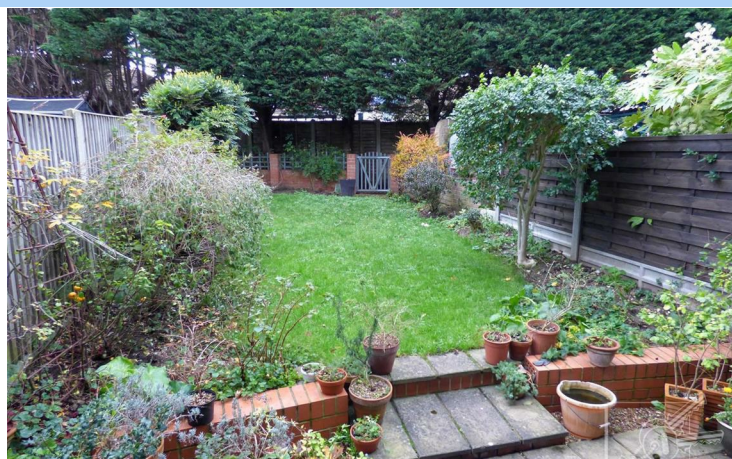


17, Ivy Close,
Gravesend, DA12 5NP

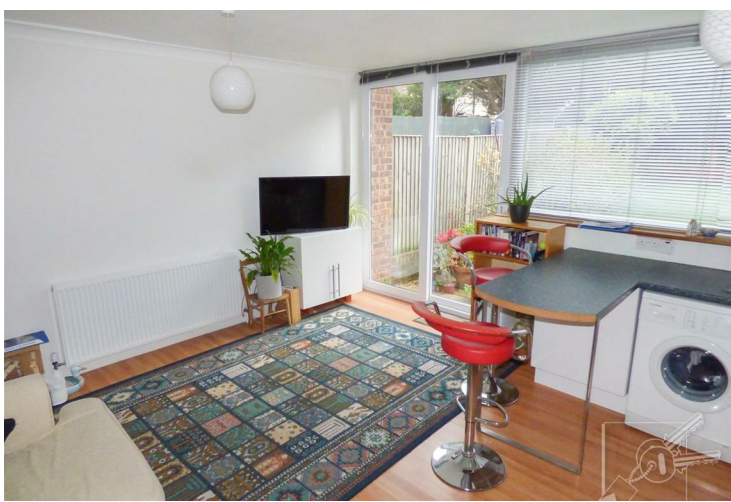
Offers In The Region
Of £330,000



- Two Double Bedroom House
- Built By The Popular J & A Builders
- Garage & Parking
- Sought After Cul - De Sac Location
- Good size Living Accommodation
- Westerly Aspect Rear Garden



17 Ivy Close, Gravesend, Kent, DA12 5NP



LOCATION:

Ivy Close is a sought after cul-de-sac location, situated off Whitehill Lane. It is within walking distance of local shops and facilities including a Tesco's Express, convenience store and local takeaways. Gravesend Town centre and mainline railway station is just a 5 minute drive, (1.5miles) , where you can catch the domestic train to London and the Kent Coast or you can take the high speed train to St Pancras, London and be there in just 22 minutes. Alternatively you can travel to Ebbsfleet International railway station which is just over 6 miles from the property and you can catch the high speed train and be in London with in just 17 minutes, making it perfect for commuters. There is a local bus service that picks up in Whitehill Lane and travels to Gravesend Town Centre and the renowned Bluewater. The A2, M2, M20, M25 are easily accessed offering links throughout Kent and to Surrey & Essex. There is a choice of nursery schools, primary, secondary and grammar schools all within the catchment area.

If you are looking for sports and leisure, then there is a choice Cascades and Cygnet leisure centres or the Cyclo Park also offers a choice of sports and fitness activities. Both Jeskyns Community Woodland park and Shorne Country Park are nearby if you fancy a walk in the park and are both very popular with dog walkers.



PROPERTY DESCRIPTION:

Built by the popular local J & A Builders, who are known for their generous size accommodation and unusual designs - this is no exception with its lounge situated on the first floor. Other accommodation includes hall, ground floor bathroom and a kitchen kitchen/diner. There is an integral garage with additional parking space on the drive and a westerly aspect rear garden. The property benefits from Gas Central Heating with radiators and the windows are double glazed. The vendor has recently had new carpets and floor coverings fitted through out.

This property offers heaps of potential to create into a three bedroom house by converting the garage into living space. (Subject to the necessary planning consents). **VIEWING RECOMMENDED.**

FRONTAGE:

Situated at the end of a cul-de-sac with open plan frontage including access to the integral garage, parking on the drive and front door leading into property.

HALL:

New vinyl flooring, radiator, built in storage cupboard.

KITCHEN/DINER:

4.75m x 4.24m (15'7" x 13'11")

Double glazed patio doors giving access to rear garden, double glazed window to rear. Laminate flooring, double radiator. Fitted with white wall and base units, work surfaces one and a half bowl sink and drainer. Plumbed for washing machine, electric cooker point.

BATHROOM:

Double glazed window to front, radiator, tiled floor, part tiled walls. White suite comprising panelled bath, pedestal wash basin and low level w.c.

STAIRS/LANDING

Stairs leading to first floor, new carpet, access to loft.

LOUNGE:

4.75m x 3.99m max (15'7" x 13'1" max)

Double glazed bay window to front, further double glazed window to front, new fitted carpet, radiator.

BEDROOM 1:

4.04m x 2.44m (13'3" x 8')

Double glazed window to rear, built in wardrobe, new fitted carpet, radiator.

BEDROOM 2:

3.12m x 2.21m (10'3" x 7'3")

Double glazed window to rear, new carpet, radiator.

REAR GARDEN:

Westerly aspect with paved patio and grass, mature shrubs and bushes. Gate to rear pedestrian alley way.

GARAGE:

5.11m x 2.41m (16'9" x 7'11")

Integral to property, up & over door, power & light. Boiler for hot water and central heating to house. Additional parking on the drive.



TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax band C £1781 2022 - 2023

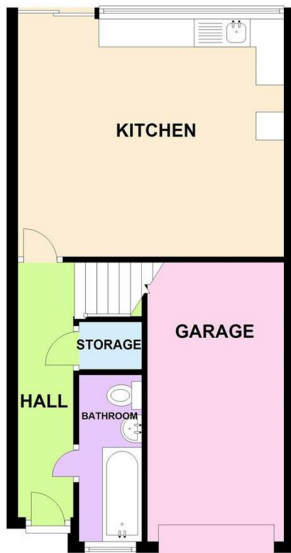
SERVICES:

Gas, Electric, Water, Mains Drainage.

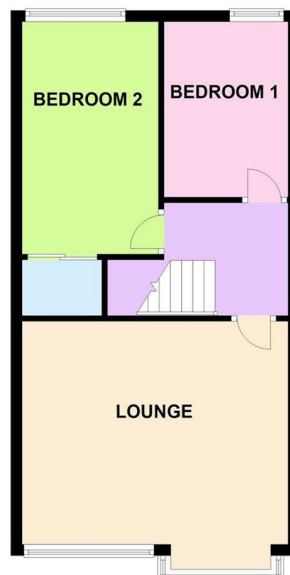
BROADBAND SPEEDS:

Standard 6 mbps
Superfast 68 mbps
Ultrafast 1000 mbps

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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