



6, Gilbert Row, Snelling Avenue,

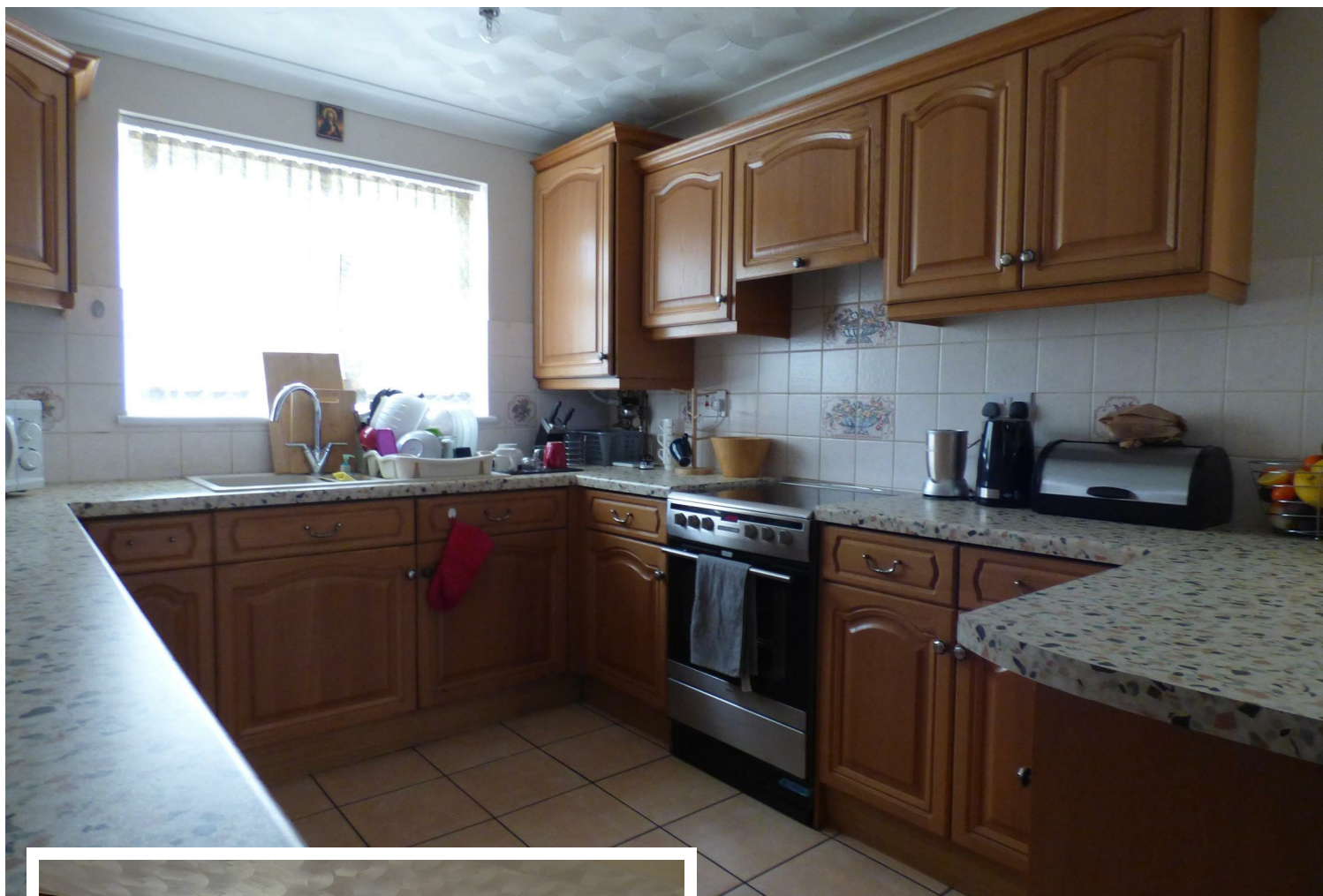
£315,000



- 3 Double Bedroom Semi Detached Family Home
- Off Road Parking and a Garage
- Downstairs WC
- No Chain



6 Gilbert Row, Snelling Avenue, Gravesend, Kent, DA11 7ET



#### PROPERTY DESCRIPTION

Come and view this 3 bedroom move in ready semi detached family home, situated in a quiet residential area of Northfleet. Three double bedrooms, a generous open plan living area, Downstairs wc, driveway and a garage this property has it all. With little or no work needed to be done before moving this property would be ideal for a family. There will be no forward chain. What's the delay? call us now to book your viewing.

#### LOCATION DESCRIPTION

Situated just off Coldharbour Road, in a quiet residential area. There are many good local primary and secondary schools in the locality. Cygnets community leisure centre is a short distance away with a public swimming pool and a gym. Gravesend station is 1.9 miles away and Ebbsfleet train station is only 2.1 Miles away both with excellent links to London.



## FRONTAGE

To the front, Manly laid to lawn with a Shrub surround. A dropped curb leading to a driveway with space for one car with access to the garage. a small pathway leads to the uPVC front door, opening into...

## HALL

Ideal for coats and shoes, stairs to first floor and doors leading to...

## DOWNSTAIRS WC

6'6" x 3'1"

Comprising of a low level wc and a wall hung basin. Small double glazed frosted window out to front.



## KITCHEN/DINING/LIVING

30'5" x 15'8" narrowing to 9'0"

A Large open plan neutrally decorated room, with a Living and Dining area to the rear. A brick feature fireplace with carpeted flooring and a double glazed window and double glazed door out to garden, allowing light to flood into the room. The kitchen area comprises a range of wall and base units with a roll top work surface. Space for free standing cooker with extractor over and tiled splashback. One and a half bowl stainless steel sink and drainer with double glazed window over, tiled flooring. Due to the open plan nature of this room, it would be ideal for entertaining.



## FIRST FLOOR

### LANDING

Access to the loft, stairs to ground floor, double doors opening to a storage cupboard and doors leading to....

### BEDROOM ONE

15'8" into wardrobe x 9'1"

A spacious double bedroom spanning the width of the house, with 2 double glazed windows out to garden a large built in wardrobe with mirrored sliding doors.

### BEDROOM TWO

14'0" x 8'0" plus door recess

Another double bedroom, neutrally decorated with double glazed window out to front.

### BEDROOM THREE

9'9" x 7'5"

A third double bedroom, again neutrally decorated with double glazed window out to front.





### FAMILY BATHROOM

6'10" x 6'7" plus door recess

Mixer tap shower over bath, low level wc and basin.  
Double glazed frosted window out to side, tiled walls

### REAR GARDEN

A generous rear garden currently slab paved for easy maintenance, enclosed by close board wood fencing. Access to the garage via a wood and glazed door.

### GARAGE

16'0" x 8'8"

An up and over door to the front for access from the driveway and a rear wood and glazed door into the garden.

### SERVICES

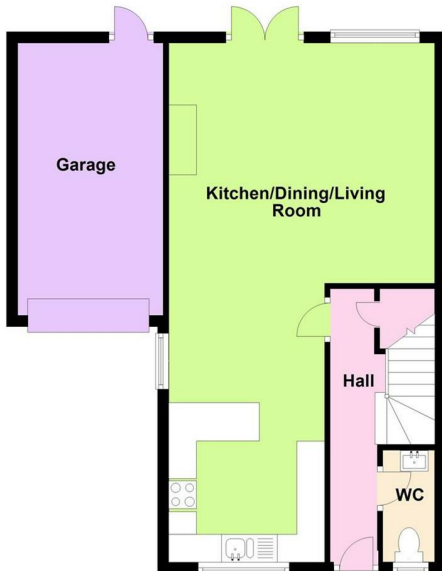
Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

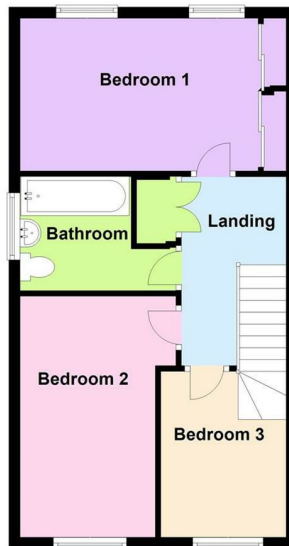
Band: C Charges 2020/2021: £1,637.14



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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