

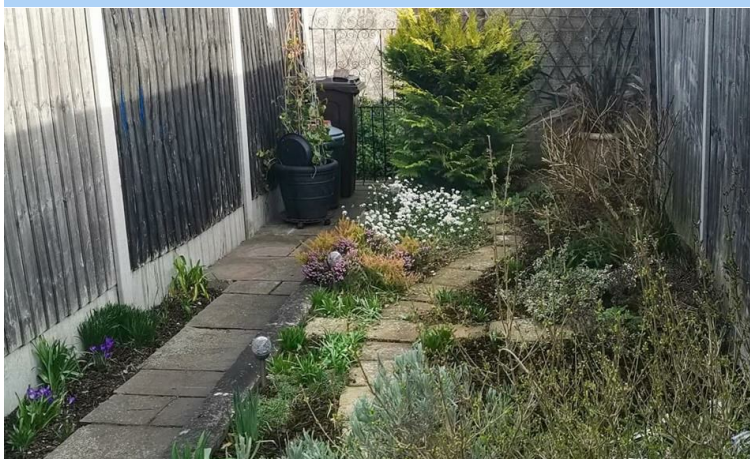


72, Napier Road,  
Gravesend, DA11 7BY

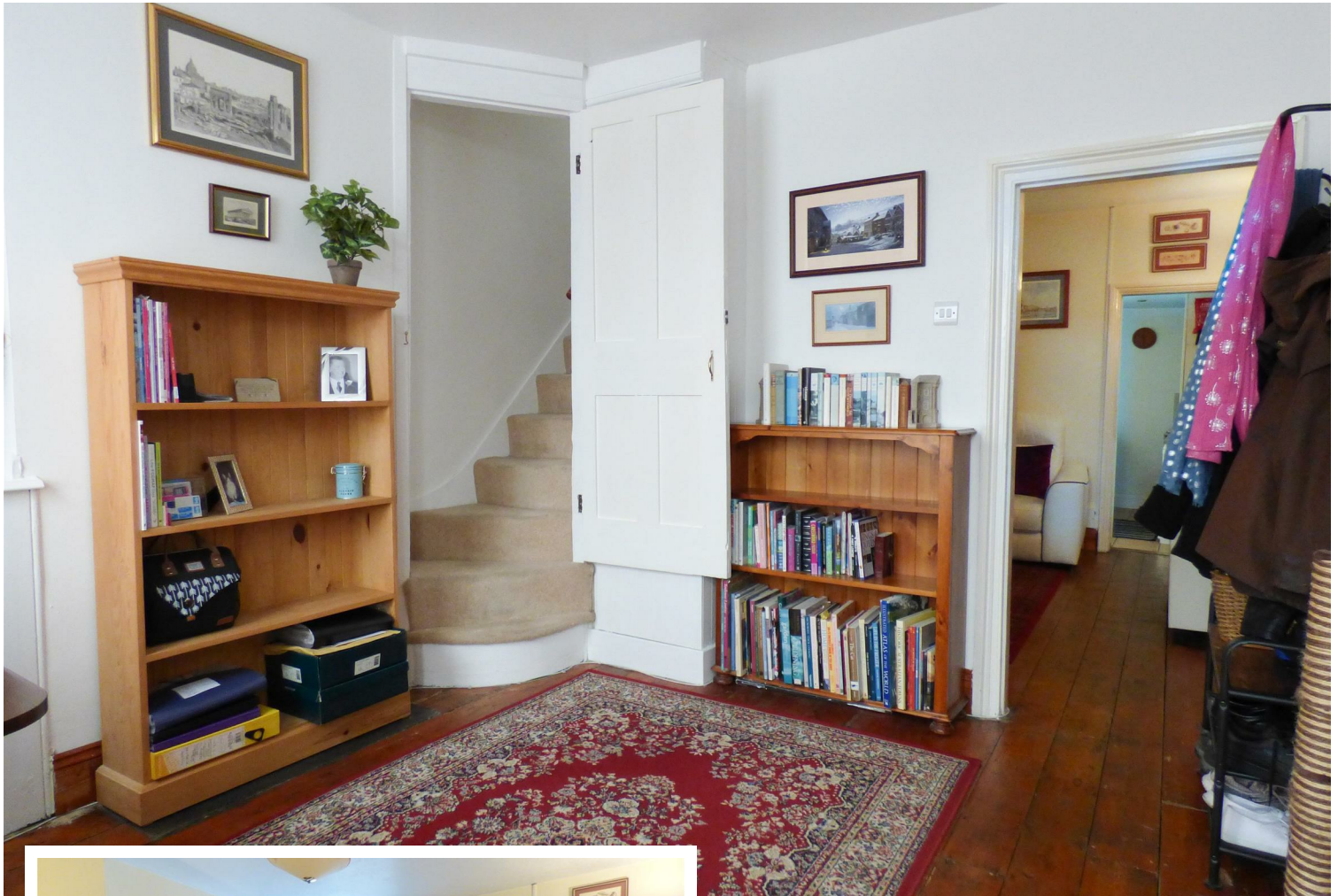
Offers In Excess Of £260,000



- 2 Double Bedroom Victorian Home
- Original Features
- 2 Reception Rooms
- No Chain



## 72 Napier Road, Gravesend, Kent, DA11 7BY



### PROPERTY DESCRIPTION

If you are looking for a property with a touch of character and some original features then don't miss this two bedroom, move in ready, mid terraced home. It would make a perfect first time purchase or an excellent rental opportunity. 2 reception rooms downstairs and 2 double bedrooms upstairs with the shower room off bedroom two. A south east facing garden to the rear with pedestrian access. This property is being sold with no forward chain.

### LOCATION DESCRIPTION

Situated in a quiet residential area of Northfleet, just a stone's throw away from Perry Street with its fabulous selection of eateries and local supermarkets. The A2 lies just 1.3 Miles away and Ebbsfleet Train Station and Gravesend Train Station are both 1.9 miles and 1.1 miles respectively. Both have excellent links to London (18 Minutes to St. Pancras International from Ebbsfleet).



### FRONTAGE

A small frontage enclosed by a brick built wall with a shingled area and a pathway leading up to the modern double glazed front door, opening into...

### RECEPTION ONE

3.47m x 3.32m (11'4" x 10'10")

A neutrally decorated reception room made to feel larger with light flooding in from the double glazed window to the front. Two built in cupboards, one housing the electric meter and consumer unit and one for additional storage. A wooden door leading to the stairs to first floor. The varnished wood flooring extends into...

### RECEPTION TWO

3.53m x 3.37m (11'6" x 11'0")

Currently being used as the lounge, this could make an ideal dining room with a traditional fireplace (last swept this year 2022, currently has roof tiles across the chimney but could be changed to chimney pots by the new owner) with wooden mantle and a double glazed window into office. Wooden bifold door into...



### KITCHEN

3.31m x 1.83m (10'10" x 6'0")

A galley style kitchen with base units and double wall unit, full height larder style cupboard, roll top work surfaces either side. One and a half bowl stainless steel sink and drainer with double glazed window over. Space for under counter washing machine, fridge and freezer. Space for free standing cooker with extractor over and tiled splash back. A wood and glazed door opening to...

### OFFICE

3.45m x 1.52m (11'3" x 4'11" )

An extension added to the side of the kitchen, currently being used as an office with laminate flooring, a glazed roof and glazed upvc door opening to garden.



### FIRST FLOOR LANDING

Stairs to ground floor and doors leading to...

### BEDROOM ONE

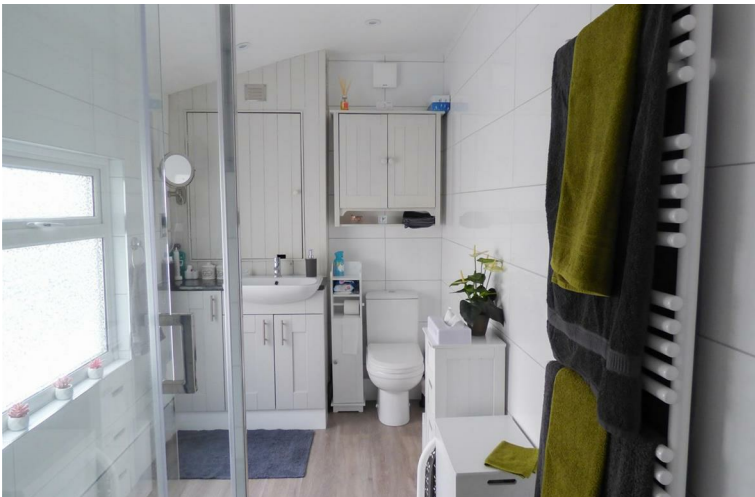
3.45m x 3.32m (11'3" x 10'10")

A double bedroom with varnished floorboards, large double glazed window to front flooding the room with light. A built in cupboard in recess next to chimney breast, with additional recess that can be used for bedroom furniture.

### BEDROOM TWO

3.53m x 2.94m narrowing to 1.66m (11'6" x 9'7" narrowing to 5'5")

Another double bedroom with a decorative fire place, built in cupboard in recess of chimney breast. Neutrally decorated with exposed floor boards. Double glazed window looking over garden and a wooden door leading to...





### SHOWER ROOM

3.04m x 1.66m (9'11" x 5'5")

A generous sized shower room with LVT (luxury vinyl tiling) flooring for additional water protection and tiled walls. A walk in shower cubicle with glazed shower screens. Close coupled wc, basin recessed in vanity unit with additional work surface. Built in cupboard housing the combi boiler, double glazed frosted window out to garden.

### REAR GARDEN

A south east facing rear garden with mature bushes and plants. A raised patio area ideal for a table and chairs. Attached to the house is a small working outside WC with wooden door.

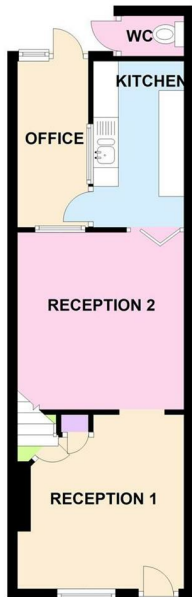
### SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesend Borough Council

Band: B Charges 2021/2022: £1,501.70

GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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