



58, Thistledown,  
Gravesend, DA12 5EU

£270,000



- Two Bedroom Terrace House
- Larger than Average South Facing Rear Garden
- Garage En-Bloc
- Potential to Extend STUPP





## 58 Thistledown, Gravesend, , DA12 5EU



### DESCRIPTION:

This delightful two bedroom terrace house would ideally suit someone looking to buy their first home. The accommodation comprises entrance hall, a cosy reception room which is ideal for relaxing and dining, opening out into a larger than average South facing rear garden (perfect for sun worshippers) kitchen, two double bedrooms and the bathroom. The house is heated by gas central heating and benefits from double glazed windows and doors. There is a single garage en-bloc close to the property. Offering a wonderful opportunity to create a warm and inviting home to call your own with plenty of scope subject to the usual consents for a conservatory or single storey extension to create extra living space, in the future.





#### LOCATION:

Nicely positioned on the ever popular Hever Farm development at Singlewell, Gravesend, offering excellent transport links including bus services to the town centre and Bluewater Shopping Complex, commuter coach service to London, easy access onto the A2, M2, M20 & M25 motorway links, Gravesend mainline railway station which offers a high speed service to St Pancras, London in approximately 22 minutes or you can take the domestic train to London or the Kent Coast. Ebbsfleet International Railway Station is also just a short ride away where you can take the fast train and be at St Pancras, London in just 17 minutes, making it a perfect location for commuters to live. There are local shops within just a minutes walk where you can pick up your everyday essentials. Singlewell Primary School is practically on the doorstep which caters for Reception through to year 6 and of course there are secondary and grammar schools. If you enjoy a walk in the Park, then Jeskyns Country park is close by. For sporting activities the Cyclo Park which offers a variety of activities or Cascades Leisure Centre which are both near by.

#### FRONTAGE:

Open plan front garden laid to lawn with flower beds. Path leading to front door. Integral cupboard with storage space and housing gas and electric meters.

#### HALL:

Double glazed front door, carpet, radiator, under stair cupboard, electrical consumer unit.

#### RECEPTION ROOM:

A comfortable size room with space for lounge furniture and dining table. Double glazed patio doors leading to the south facing garden, carpet, radiator.

#### KITCHEN:

Double glazed window to front, radiator, carpet, wall mounted Worcester boiler for hot water and central heating. Fitted with wall and base cupboards, work surfaces, stainless steel sink and drainer. Gas and electric cooker points, space for fridge/freezer and plumbing for washing machine.

#### STAIRS/LANDING:

Carpet, access to loft, airing cupboard.

#### BEDROOM 1:

A double room with double glazed window to front, carpet, radiator, fitted wardrobes with plenty of hanging space.

#### BEDROOM 2:

A double room, with double glazed window to rear, carpet, radiator. Fitted wardrobes along one wall.

#### BATHROOM:

Pampas coloured suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c.. Partly tiled walls, radiator, carpet.



### GARDEN:

A longer than average South facing rear garden, with flagstone patio, lawn with stepping stones and flower beds. low dividing wall and gate through to a further lawned area with path and timber shed. Gate to rear pedestrian alley way.

### TENURE:

Freehold

### SERVICES:

Mains Gas, Electric, Mains Water, Mains Drainage.

### LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band C- £1,944.81

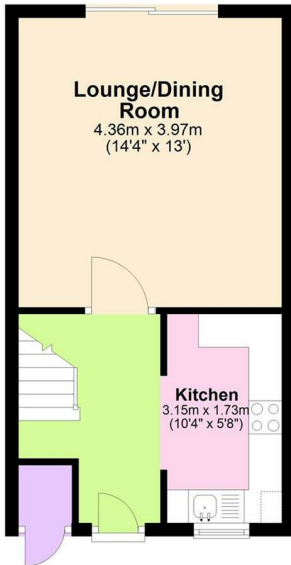
### BROADBAND/MOBILE AVAILABILITY

BROADBAND PROVIDERS FOR THIS AREA: Virgin Media, Openreach. You may also be able to obtain access fixed wireless from: EE and Three.

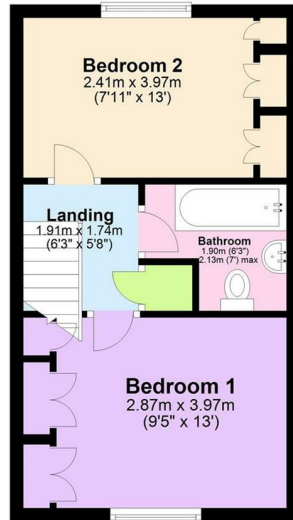
MOBILE PROVIDERS FOR THIS AREA: EE, Three, 02, Vodafone

This information has been provided by Ofcom on 23rd May 2024.

Ground Floor



First Floor



### Energy Efficiency Rating

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

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