

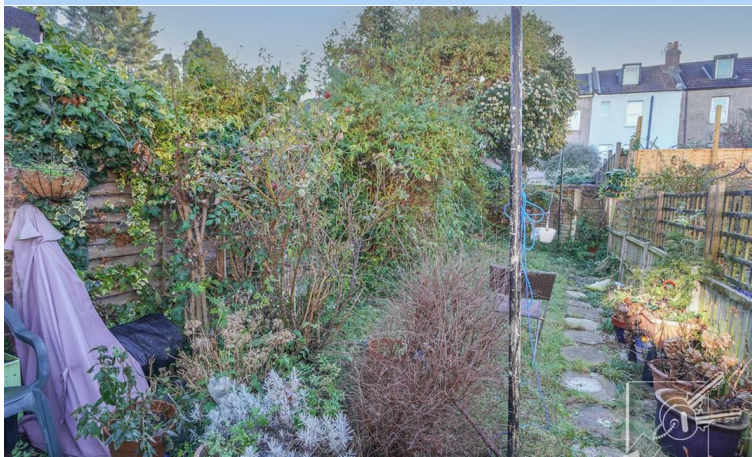


18, Alexandra Road,  
Gravesend, DA12 2QQ

£220,000



- Two Double Bedroom Terraced House
- Ground Floor Bathroom
- Two Reception Rooms
- Double Glazed Windows



## 18 Alexandra Road, Gravesend, , DA12 2QQ



### DESCRIPTION:

This two bedroom terrace house would ideally suit first time buyers looking for something to improve, personalise and call home. Benefiting from uPVC Double glazing throughout, the accommodation comprises separate lounge and dining rooms, a kitchen, ground floor bathroom and two double bedrooms on the first floor. There is an enclosed South facing rear garden offering that all important outside space. With some careful thought and imagination, this property would make a lovely first home.





### LOCATION:

Alexandra Rd is a residential location, within easy access of Gravesend Town Centre and mainline railway station. There are local shops within a few minutes walk, where you can pick up your everyday essentials. Ideally located for transport links including bus routes, access to the A2 with links to the M25, M20 and M2 motorways. Gravesend Railway is within approximately one mile and offers a domestic service to London and the Kent coast or you can take the high speed train to St Pancras London in just 23 minutes. Ebbsfleet International railway is within 3 miles, where you can travel to London in just seventeen minutes, making it an ideal location for those that commute. For education, it is within close proximity of nursery, primary, secondary and grammar schools, whilst North West Kent College for further education is within walking distance.

### ENTRANCE:

UPVC front door, leading into:

### LOUNGE:

Double glazed window to front, carpet, tiled fire place with gas fire. (not tested). Door to staircase and Dining Room. Gas Meter.

### DINING ROOM:

Double glazed window to rear, carpet, under stair cupboard housing the electricity meter, brick fireplace.

### KITCHEN:

Double glazed window to side and door to garden. Stainless steel sink and drainer with cupboard under, further base cupboards and three wall cupboards, fitted shelving, electric cooker point, part tiled walls.

### BATHROOM:

Double glazed window to side. White suite comprising panelled bath with shower over and glass screen, low level w.c., pedestal wash basin. Radiator, tiled splashbacks, tiled floor. Wall mounted "Main" Combi boiler.

### STAIRS/LANDING:

Carpeted stairs leading to upstairs bedrooms.

### BEDROOM 1:

A double room with double glazed window to front, exposed floor boards, gas fire, built in cupboard with access to loft.

### BEDROOM 2:

A double room with double glazed window to rear, carpet.



**REAR GARDEN:**

An South facing enclosed rear garden with fencing, paved path, grass, shrubs and bushes.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band B - £1784.35 for 2025-2026

**SERVICES:**

Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

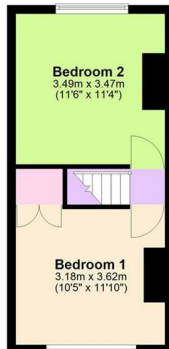


**NOTE:** Whilst there is gas to the property with a Combi Boiler, only the bathroom has a radiator. There is no central heating to the remaining rooms in the property.

Ground Floor



First Floor



Floor plan is for illustrative purposes only. Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.