

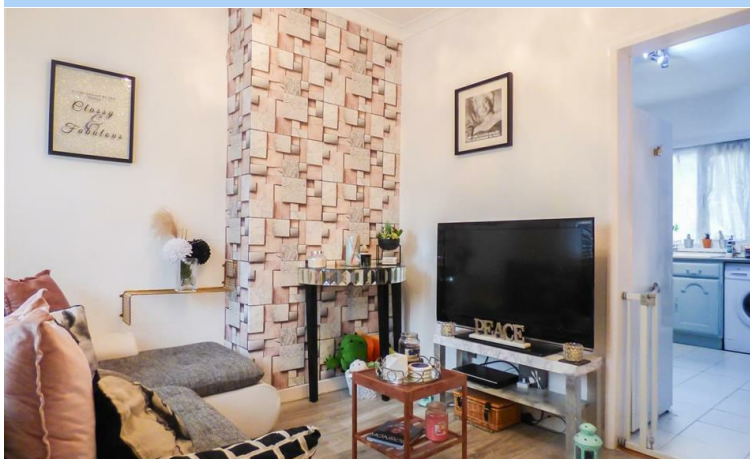


28, Taunton Road,  
Gravesend, DA11 9BY

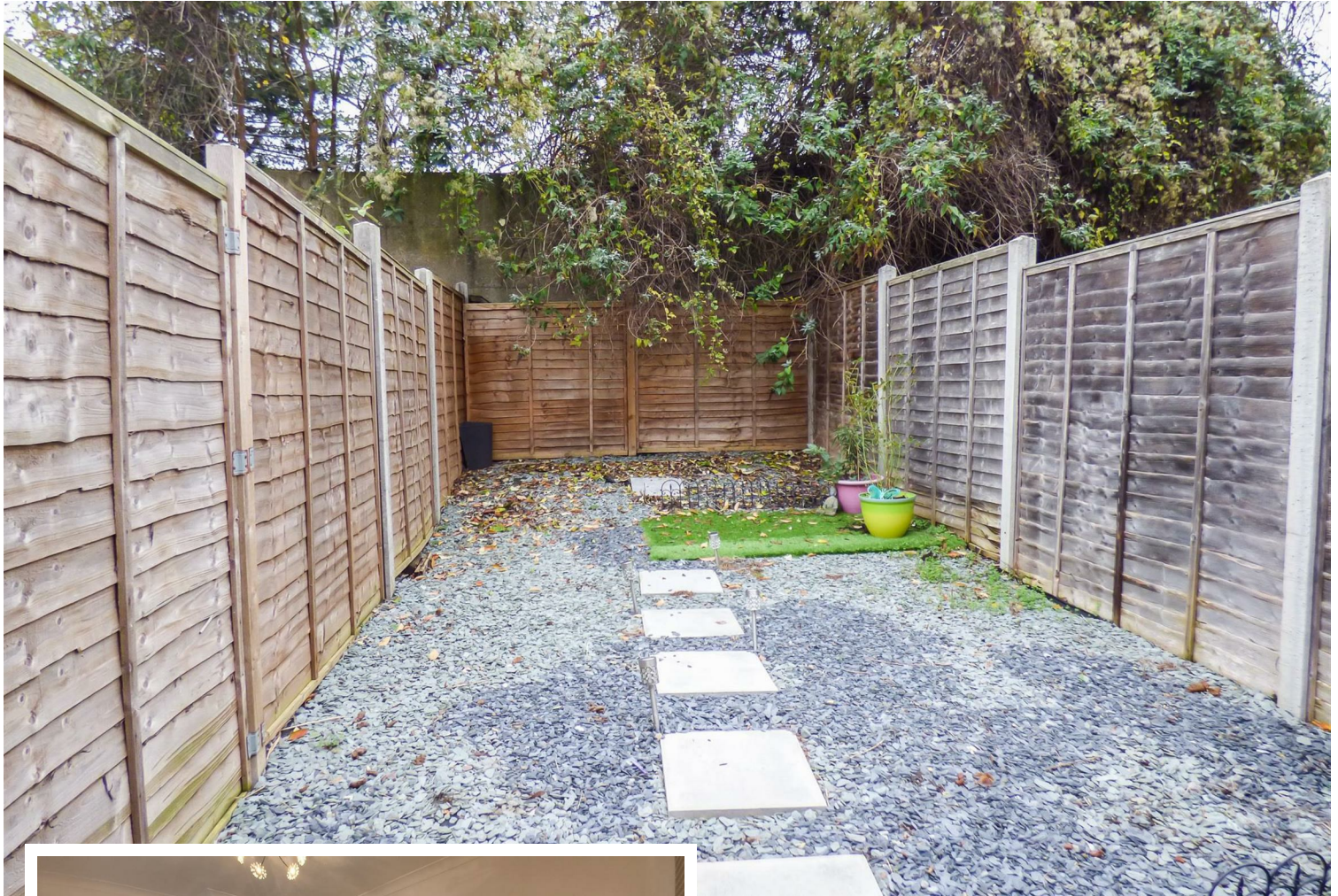
£225,000



- 2 Double Bedroom Mid Terraced Home
- Close to Ebbsfleet station
- Move-in Ready
- Low Maintenance Rear Garden



28 Taunton Road, Gravesend, , DA11 9BY



#### PROPERTY DESCRIPTION

This well presented 2 double bedroom mid terrace property, situated close to Ebbsfleet train station, would be perfect for first time buyers and commuters. With a cosy lounge, kitchen diner with breakfast bar, downstairs bathroom, 2 double bedrooms upstairs and a low maintenance garden to the rear.

#### LOCATION DESCRIPTION

Located less than a mile to Ebbsfleet train station with excellent links to London and Europe (Ebbsfleet to London St Pancras around 18 minutes). Locally there is a small commercial estate with a Costa coffee, a café and a gym. The A2 is situated 2 miles away with links to London and the south.

From the street is a canopied entrance with a uPVC and glazed door opening into..



## LOUNGE

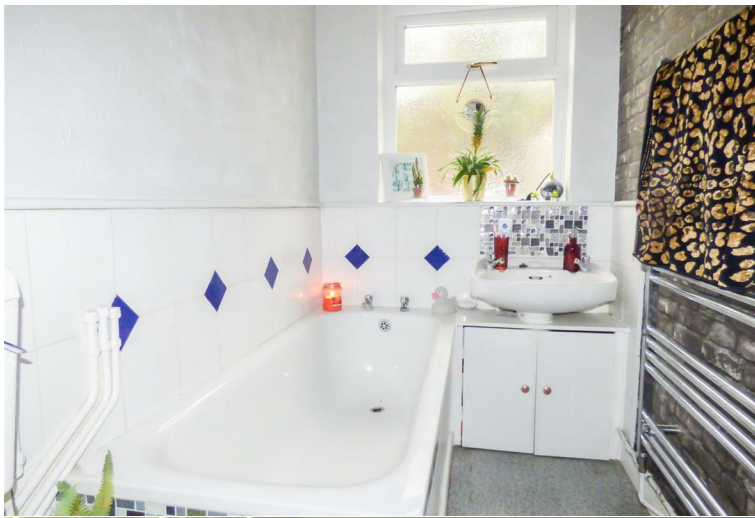
11'7" x 8'11"

Perfect for a couple or a small family, this neutrally decorated cosy lounge with laminate flooring has ample room for a sofa and tv unit. Double glazed window out to front and an opening leading to..

## KITCHEN

11'7" x 10'11"

A range of painted wall and base units with a roll top work surfaces. 1 1/2 bowl sink and drainer with double glazed window over. Space for free standing oven, fridge freezer and under counter washing machine. A wall hung combi boiler housed in a white cupboard and a small breakfast bar with cupboard housing the meters underneath. Stairs leading to first floor. An opening leading to...



## COAT ROOM

3'5" x 2'9"

A uPVC and glazed door opening to garden and a wooden door leading to..

## BATHROOM

8'3" x 4'6"

A low level WC, white bath and tiled surround and a basin with vanity unit underneath. A chrome wall hung towel rail and a double glazed frosted window out to garden.



## FIRST FLOOR

### LANDING

A small landing with doors leading to..

### BEDROOM ONE

11'7" x 9'0"

A double bedroom with modern décor, light wood laminate flooring and double glazed window out to front.

### BEDROOM TWO

10'11" x 9'0"

Another double bedroom with a grey wood effect laminate flooring. Ample room for double bed and furniture. A recessed area with curtain across it, currently being used as a wardrobe. Double glazed window out to garden.



## REAR GARDEN

A painted concrete area ideal for a table chairs. Leading to a mainly shingled garden for easy maintenance. Paving slabs run up to the rear of the garden. All enclosed by close board wood panel fencing.

## SERVICES

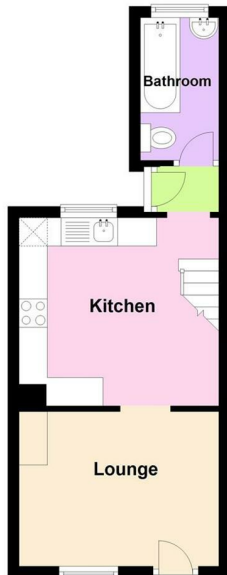


Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council  
Band: B 2020/2021 Charges: £1,432.50



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>		
(55-68) <b>D</b>	<b>67</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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