



36, Factory Road,  
Gravesend, DA11 9HH

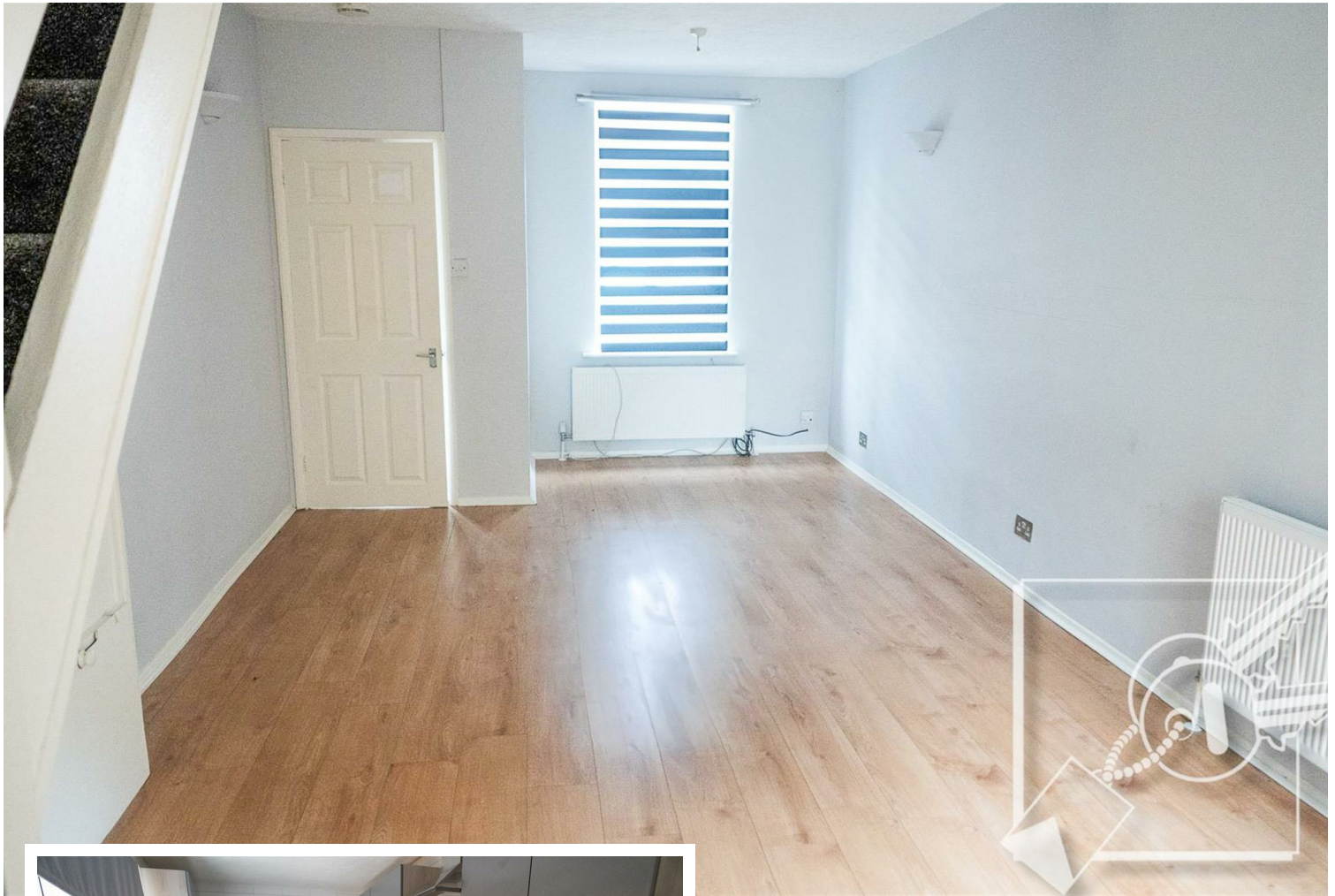
Price Guide £232,000



- Two Bedroom Terrace House
- Modern Fitted Kitchen With Oven & Hob
- Lounge/Diner, Loft Room
- Ground Floor Bathroom, Westerly Aspect Rear Garden



## 36 Factory Road, Gravesend, Kent, DA11 9HH



### LOCATION:

Factory Road is situated off the High Street in Northfleet, close to local shops and facilities, whilst Gravesend Town Centre is just a bus/car ride away. Offering excellent transport links, Northfleet Railway Station is close by or you can catch a domestic train to London or the Kent Coast from Gravesend mainline station or you can travel on the high speed train to St Pancras, London in approximately 23 minutes, or you can take the high speed train from Ebbsfleet International railway station and be in London within just seventeen minutes, making it an ideal place for commuters to live. The A2 with links on to the M25/M2 & M20 motorway links is easily accessible for those that drive. If you fancy some retail therapy then you can take a trip to Bluewater, where you can also visit many of the restaurants and cafe bars. There are a choice of primary, secondary and grammar schools all within the catchment area.



#### DESCRIPTION:

Guide price £232,000. A two bedroom terrace house with no onward chain, meaning you could be in quickly. The accommodation comprises a spacious lounge/diner, modern fitted kitchen, bathroom, two double bedrooms and a loft room, which would make an ideal hobbies room/home office or would lend itself as a guest room. The property is heated by gas central heating and the windows are double glazed. A Westerly aspect garden designed for easy maintenance, offers that all important outside space.

#### ENTRANCE LOBBY:

uPVC outer door, laminate floor, inner door leading into:

#### LOUNGE/DINER:

Double glazed window to front, laminate floor, two radiators, wall mounted cupboards with gas and electric meters, double glazed door to garden, open door way to:

#### KITCHEN:

Double glazed window to side. Fitted with a silver/grey gloss wall and base cupboards, black marble effect work surfaces, stainless steel sink and drainer, built in Gas hob with extractor hood above and built in oven. Plumbed for washing machine, vinyl floor, tiled walls. Access to:

#### LOBBY:

Tiled walls, vinyl flooring, space for fridge/freezer. door to:

#### BATHROOM:

Double glazed window to side, vinyl flooring, tiled walls radiator. White suite comprising panelled bath with shower mixer taps and glass screen, vanity wash basin, low level w.c. with built in cistern.

#### STAIRS/LANDING:

Carpeted stair case leading to first floor.

#### BEDROOM 1:

A double room with double glazed window to front, carpet, radiator.

#### BEDROOM 2:

Double glazed window to rear, carpet, radiator. Built in cupboard over the stairwell housing boiler for hot water and central heating. Open plan wooden stair case leading to:

#### LOFT ROOM:

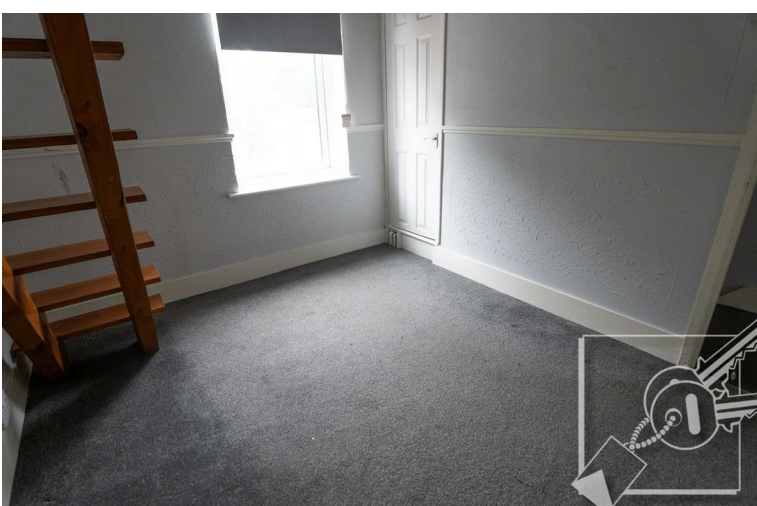
Carpet, Velux style window to rear, three access's into eaves storage. Electric wall mounted heater. This room would make an ideal hobbies room/work from home office space, however the restricted head room should be taken into consideration.

#### GARDEN:

There is a rear garden which is designed for easy maintenance. Mostly concrete and paved. Outside tap.

#### PARKING:

Street Parking Only.





## TENURE:

Freehold

## SERVICES:

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

## LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1,784.45 for 2025-2026

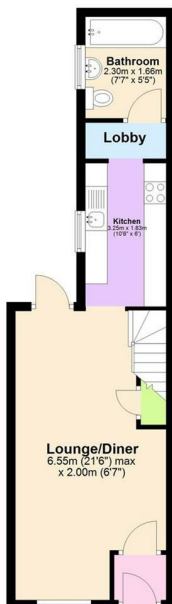
## LOCAL LAND SEARCH

There are 0 local land charges for your search area.

Your free search reference is: 3506981



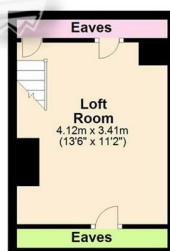
Ground Floor



First Floor



Second 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	

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



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