

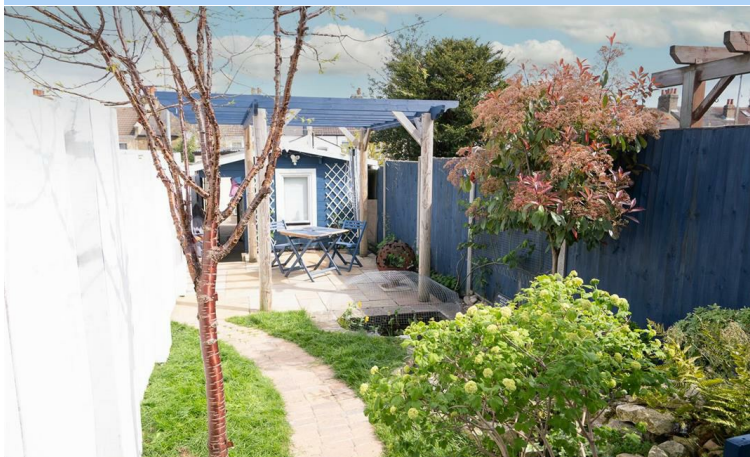


65, Napier Road,  
Gravesend, DA11 7BZ

Price Guide £300,000

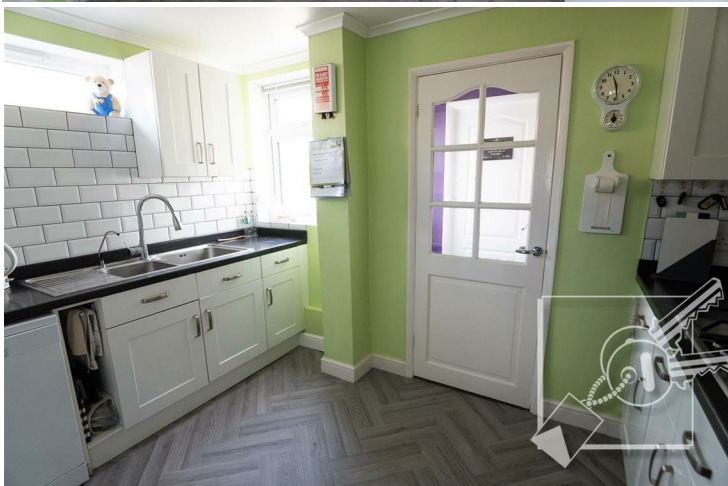


- SOLD BY SEALEYS WALKER JARVIS
- Modern Fitted Kitchen with Oven & Hob
- Workshop plus Garden Office/Hobbies Room
- Large Lounge/Diner
- Modern Bathroom, Potential Off Street Parking to rear





## 65 Napier Road, Gravesend, , DA11 7BZ



### DESCRIPTION:

£300,000-£320,000. Not just your average three bedroomed house: With lots to like in this three bedroom extended home, come to view the generous accommodation, including a lounge/diner, a modern white fitted kitchen, a ground floor bathroom and three bedrooms. Outside boasts a pretty rear garden with lots of additional usable space contained in the large out buildings: a timber garden office/hobbies room, with power, light and air-conditioning, a garden store and a detached workshop at the bottom of the garden, also with power, light and air-conditioning. Another excellent feature is the double gates to the side of the garden offering potential for off street parking within the boundary.

### LOCATION:

Situated on the end of the terrace, this lovely home on Napier Road, is in an ideal location: a popular residential area, close to Perry Street with all of its amenities at your convenience, including a Tesco Express, Co-Op, General stores, hardware, Barbers, hair salons, various takeaways and pubs. There are a choice of nursery, primary, secondary schools and Grammar schools, all within the catchment area. If you are a sports enthusiast, then Cygnet Leisure Centre is nearby or the Cyclo Centre which also hosts a variety of sporting activities. Both Morrisons Superstore and Sainsburys are within easy access. Gravesend Town Centre is within close proximity and Gravesend Railway Station is approximately 0.79 miles away, where you can catch the train to London or the Kent Coast, including a high speed service to St Pancras London in just 23 minutes, or you can travel from Ebbsfleet International station and arrive at St Pancras London in just 17 minutes making it ideal for commuters.

### FRONTAGE:

A small gravelled frontage with a brick retaining wall separates the property nicely from the pavement and roadside. Front door leading into:





#### **PORCH:**

An ideal space to kick off your shoes and hang coats. Front door and glazed inner door leading into:

#### **LOUNGE/DINER:**

A spacious room with double glazed window to front, carpet, radiator with cover, gas fire in feature fire place and alcove cupboards each side. Two customised fitted cabinets with glass displays and storage beneath, each side of room. Access to:

#### **KITCHEN:**

This kitchen is larger and more square than average houses of this style, where galley kitchens are more usual. With double glazed windows to side and rear. Fitted with modern white gloss wall and base cupboards with complimentary black work surfaces, twin stainless steel sink and drainer, built in five ring gas hob, with Bosch double oven in housing unit, plumbing for dish washer and local tiling to walls.

#### **LOBBY/UTILITY AREA:**

This useful utility area is plumbed for washing machine and space for tumble drier above. Double glazed door to garden and door to bathroom.

#### **BATHROOM:**

Modern white suite comprising panelled 'P' bath with shower over and glass screen, pedestal wash basin, low level w.c.. Tiled walls. Double glazed window to rear, vinyl floor.

#### **STAIRS/LANDING TO FIRST FLOOR**

Carpeted stair case leading to first floor, hand rail. Double glazed window to side, access to loft.

#### **BEDROOM 1:**

Double glazed window to front, carpet radiator. Fitted shelving to one alcove with cupboard under. We understand the wardrobes are to remain.

#### **BEDROOM 2:**

A double room with double glazed window to rear, carpet, radiator, large over stair storage cupboard and an over head cupboard. Door to:

#### **BEDROOM 3:**

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

#### **GARDEN:**

There is a good size pretty rear garden, with timber decking, path leading onto a paved patio, side gate. Small pond with waterfall. Fully fenced. Timber garden office/hobbies room with power, light, air conditioning unit and three windows to side. (currently used as a sewing room). Two further timber tool sheds. Detached work shop with power, light, air conditioning unit, double glazed double doors.

#### **PARKING:**

There is a hardstanding with double gates for vehicle access leading into the boundary of the rear garden offering potential for off street parking with the removal of the two timber tool sheds. There is also unrestricted street parking in the road to the front and sides.

#### **TENURE:**

Freehold

#### **SERVICES:**

Mains Gas, Mains Electric, mains Water, Mains Drainage

#### **LOCAL AUTHORITY:**

Gravesham Borough Council: Council Tax Band B £1784.35 for 2025-2026

#### **BROADBAND/MOBILE NETWORKS:**

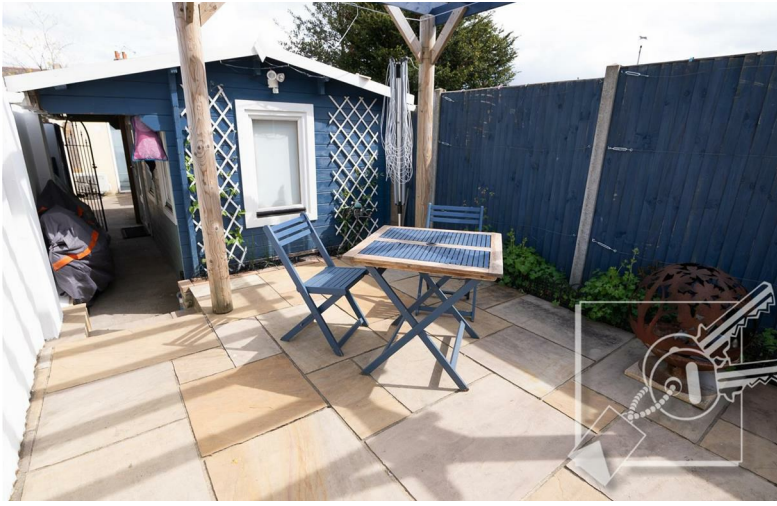
**BROADBAND:** We understand the following networks provide Standard, Superfast & Ultrafast services: Openreach, Virgin Media and Netomna. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE.

**MOBILE:** We understand EE, Three, O2 and Vodafone provide indoor voice and data. 5G is predicted to be available around this location from the following provider's ): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

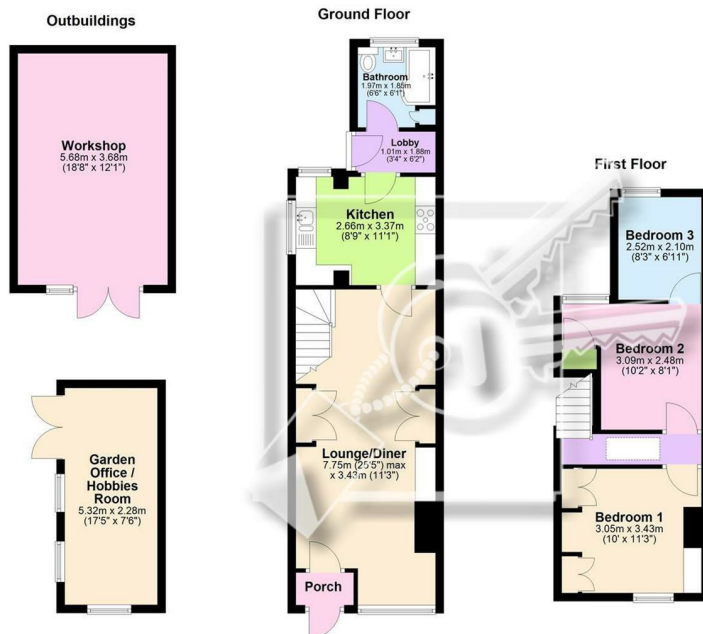
Please note this information has been provided by Ofcom which we understand was last updated on 24th December 2024.


#### **LOCAL LAND SEARCH**





Local Land Search Ref. 3145889 - 3 Land Charges planning consented -  
Smoke control order - 10/00226/SMOKE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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