Sealeys Walker Jarvis Est. 1851

100, Peacock Street,
Gravesend, DA12 1EQ

Offers In The Region
Of £220,000

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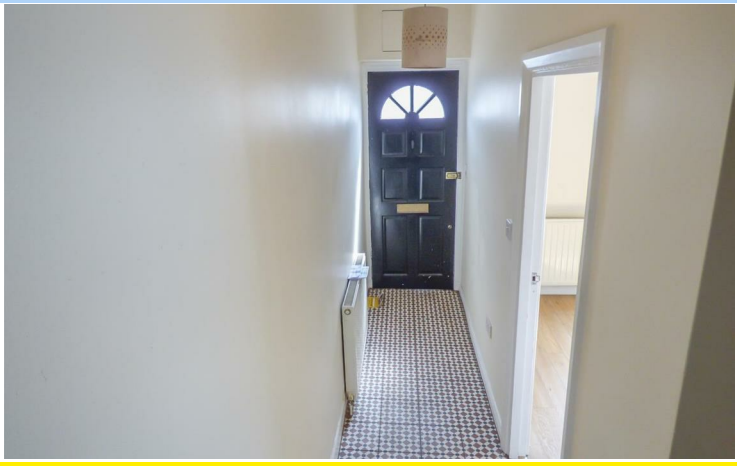
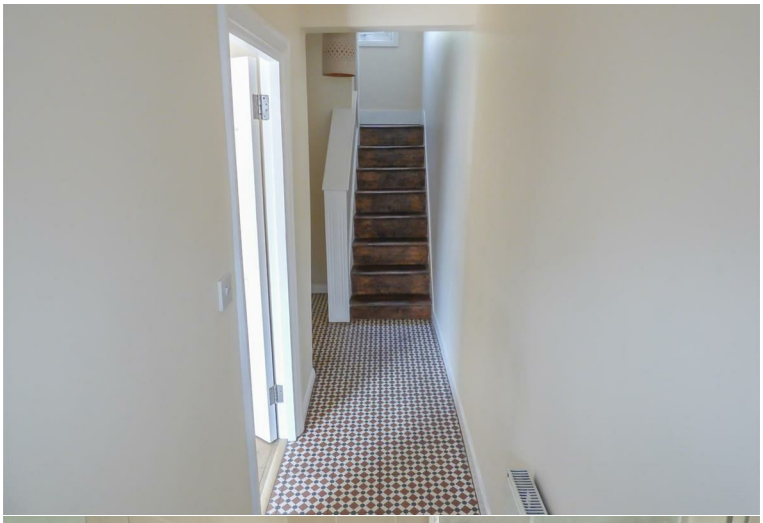
- Two Bedroom Maisonette
- First floor Bathroom
- Town Centre Location
- Open Plan Living to Ground Floor
- Garden To Rear
- Vacant Possession



100 Peacock Street, Gravesend, Kent, DA12 1EQ

DESCRIPTION:

If you enjoy town living, then we recommend you add this two bedroom maisonette to your list of viewings. Offering immediate vacant possession the property boasts its own private entrance, open plan living to the ground floor including lounge and fitted kitchen/diner with access out to a private rear garden, providing that all important outside space. Upstairs on the first floor are two double bedrooms and a generous size bathroom . Other benefits include Gas Central Heating and double glazed windows. Viewing is highly recommended.



LOCATION:

Ideal for those who enjoy town centre living, this property is perfectly situated within a few minutes walk of all the shops, restaurants, pubs and cafe bars the town has to offer. Gravesend Mainline Railway Station is just over 521 meters away which offers services to London and the Kent Coast, including a high speed service to St Pancras, London in approximately 22 minutes, making it a perfect location for those who commute to work. Alternatively you can travel to London from Ebbsfleet International Railway Station which is within 2.3. miles, on the high speed train in just seventeen minutes. There are a choice of primary and secondary schools including Grammar schools and North West Kent College for further education is just a bus ride away. If you are looking for fitness centres there is choice of Gyms in the town to choose from. The River Thames, Gravesend historic Gordon Promenade and Fort Gardens are all within walking distance where you can enjoy a walk along side the river.

FRONTAGE:

Retaining brick wall, wrought iron gate and steps leading up to front door.

HALL:

Black Front door, patterned tiled flooring. Radiator. Access to lounge.

LOUNGE:

3.58m x 3.24m (11'8" x 10'7")

Double glazed window to front, laminate flooring, radiator. Opening to:

KITCHEN/DINER

2.86m into recess x 3.4m (9'4" into recess x 11'1")

Double glazed window to rear, double glazed door to garden, tiled floor, radiator. Fitted with Beech effect wall and base units, ample worksurfaces, ceramic electric "Indesit" hob, built in oven and stainless steel sink and drainer, plumbed for washing machine.

STAIRS/LANDING

Exposed wood turning staircase, double glazed window to rear, access to loft.

BEDROOM 1:

3.39 x 2.33 (11'1" x 7'7")

Double glazed window to front, radiator, laminate flooring.

BEDROOM 2:

3.35m x 2.56m (10'11" x 8'4")

Double glazed window to rear, radiator, exposed floor boards, cupboard housing "Baxi" boiler.

BATHROOM:

2.16 x 1.68 (7'1" x 5'6")

Double glazed window to front. White suite comprising panelled bath with shower mixer tap and glass screen, pedestal basin, w.c. Built in cupboard with shelving. Heated towel rail.

GARDEN:

Private mature rear garden, walled to rear and fencing to sides. (repairs to fencing are to be undertaken by the vendors prior to completion).

TENURE:

Two thirds share of freehold.
No Ground Rent
No Service charge
Your solicitor/conveyancer will confirm full details prior to exchange of contracts

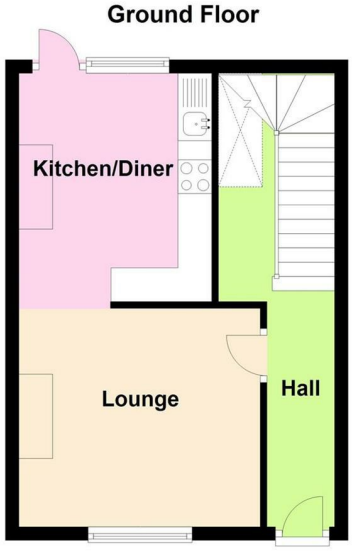
SERVICES:

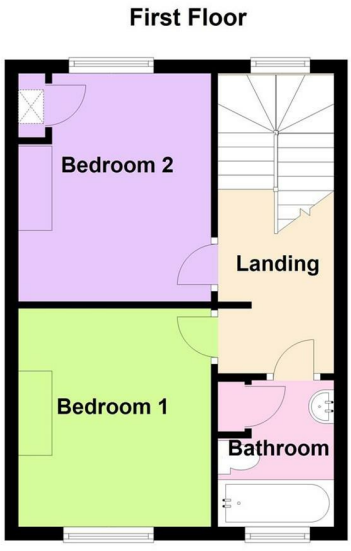
Gas, Electric, Mains Drainage, Water.

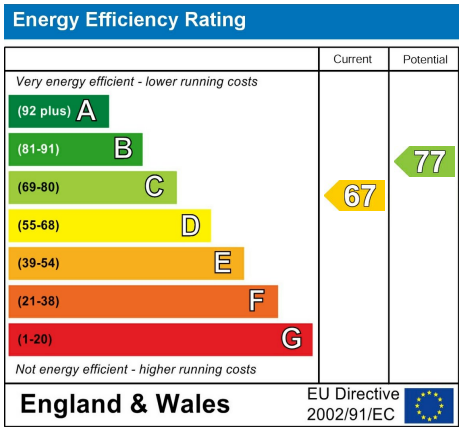
LOCAL AUTHJORITY:

Gravesham Borough Council

Council Tax Band: A £1,326.48 2022- 2023







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