Sealeys Walker Jarvis Est. 1851

22, Seymour Road,
Gravesend, DA11 7BN

£270,000

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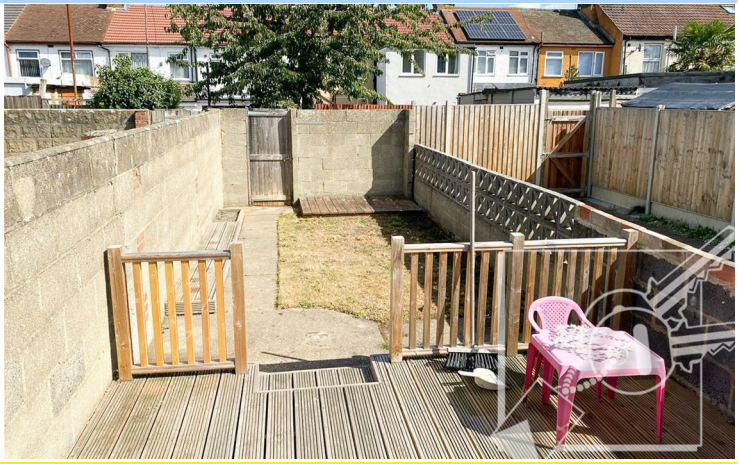
- SOLD BY SEALEYS WALKER JARVIS
- Modern Fitted Kitchen With Oven & Hob
- Open Plan Living to Ground Floor
- Modern Bathroom, Ideal First Purchase



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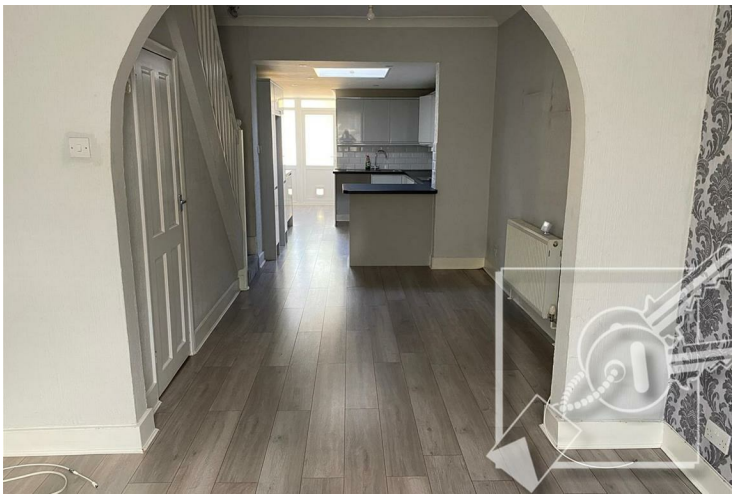
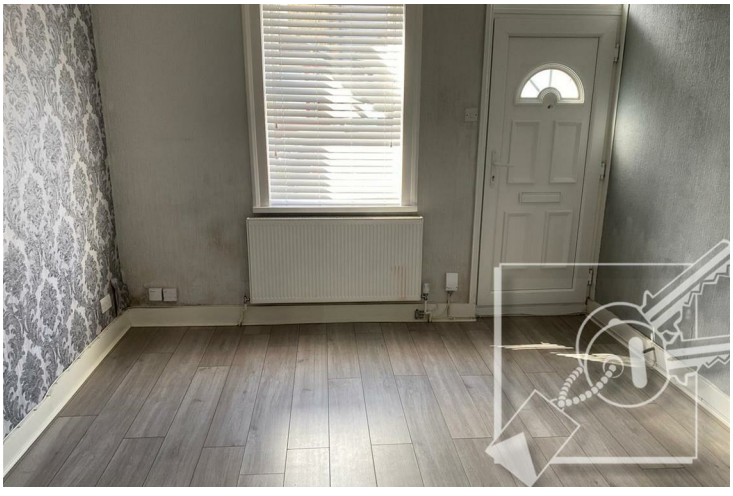
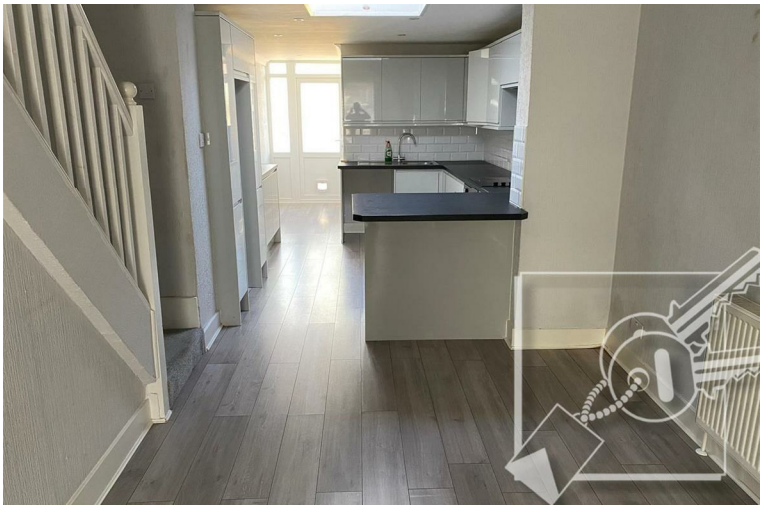
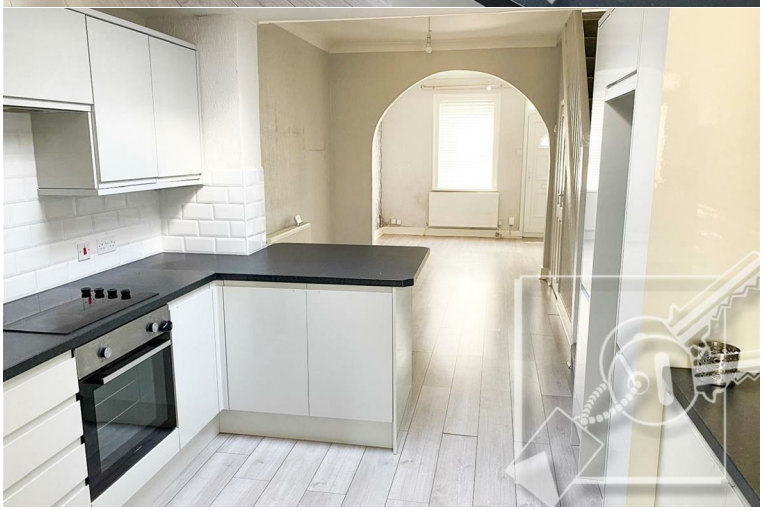




DESCRIPTION:

£270,000-£280,000: ATTENTION FIRST TIME BUYERS: Available with immediate vacant possession this two bedroom terrace house is move in ready. Offering impressive accommodation, particularly to the ground floor, including modern open-plan living/dining and a well fitted modern kitchen with built in oven and hob. The bathroom is situated on the ground floor and there are two double bedrooms upstairs. Outside there is a southerly aspect rear garden, which is great for summer BBQs and offers that all important outside space. Take a look inside - we are sure you won't be disappointed with what is on offer here.





LOCATION:

Seymour Road is a popular residential road situated 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 Super Store 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 minuets making it ideal for commuters.

FRONTAGE:

A small frontage with ornamental slate chippings, retaining wall and gate which sets the property back from the pavement.

ENTRANCE:

UPVC front door leading into:

OPEN PLAN LOUNGE/DINER:

Double glazed window to front, grey laminate floor, radiator, open arch to dining area with matching continued laminate flooring, radiator, walk in under stair storage cupboard with light. Open to:

KITCHEN:

Skylight window and inset ceiling spot lights. Fitted with modern light grey gloss wall and base units with ample complimentary work surfaces and room dividing unit. Stainless steel sink and diner, plumbed for washing machine, inset Lamona ceramic electric hob with integrated extractor over, and matching Lamona built in oven. Housing and space for tall fridge/freezer with cupboards each side. Local tiling to walls, grey laminate floor. Open to:

LOBBY:

Continued laminate flooring, radiator, uPVC double glazed door to garden, access to:

BATHROOM:

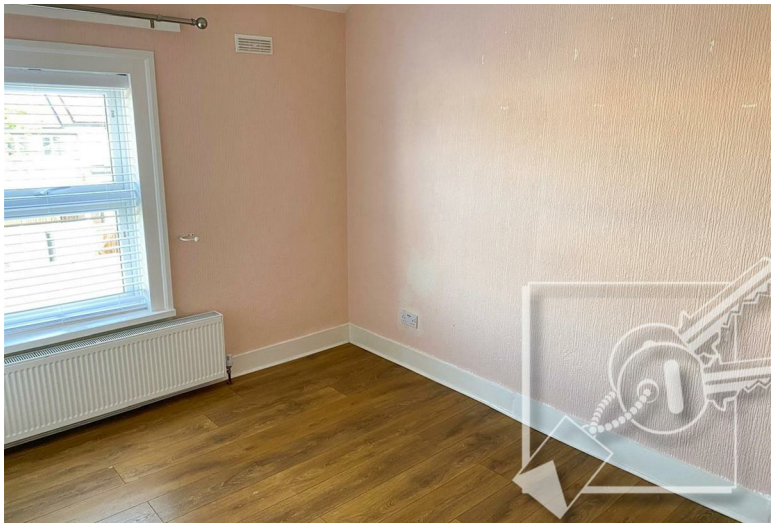
Double glazed window to rear, modern white suite comprising, panelled bath with shower mixer taps and glass screen, pedestal wash basin and low level w.c. Tiled floor, tiled walls with fitted mirror above wash basin, medicine cabinet.

BEDROOM 1:

A double room with, with double glazed window to front, radiator, laminate flooring.

STAIRS/LANDING:

Carpeted staircase with hand rail, leading to first floor.



BEDROOM 2:
A double room with double glazed window to rear, laminate floor, radiator. Built in cupboard housing Main combi boiler for hot water and central heating. Further built in cupboard with shelving and overhead storage cupboards. Access to loft.

REAR GARDEN:
Timber decked area with spindle balustrade. Lawn with paved path, further timber decked area to rear. Rear gate to rear alley way, Low breeze block wall one side, breeze block wall to other side and rear. Outside water tap.

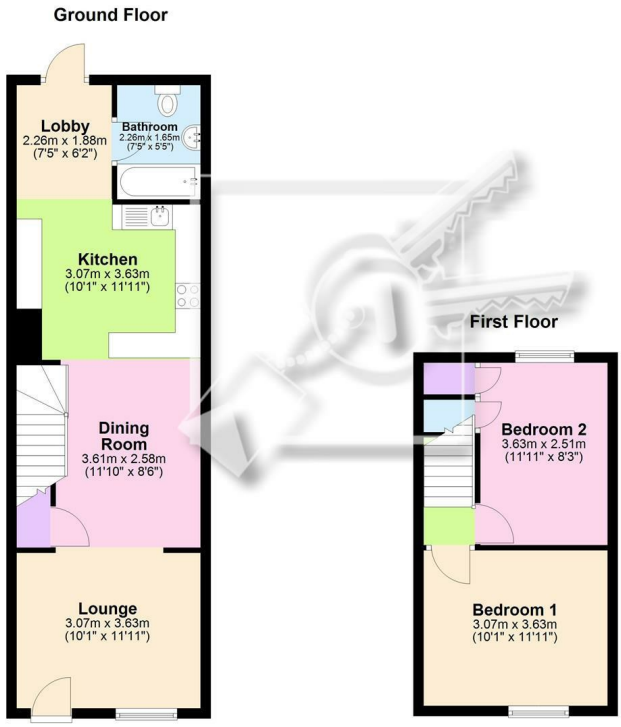
TENURE:
Freehold

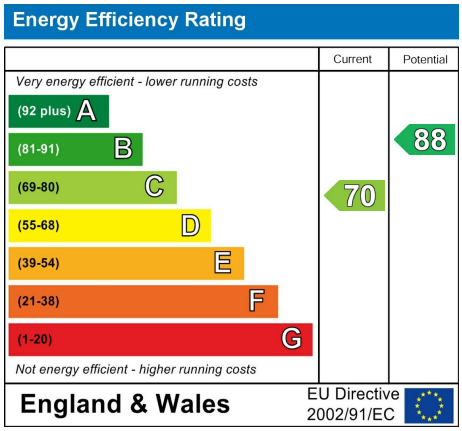
LOCAL AUTHORITY:
Gravesham Borough Council

Council Tax Band B - £1784.35 for 2025 -2026.

SERVICES:
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

LOCAL LAND CHARGE
There is 1 local land charge for your search area.
Your free search reference is: 3523126 Clean Air Act 1956.
A smoke control order is in place





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