



4, Ifield Way,
Gravesend, DA12 5UJ

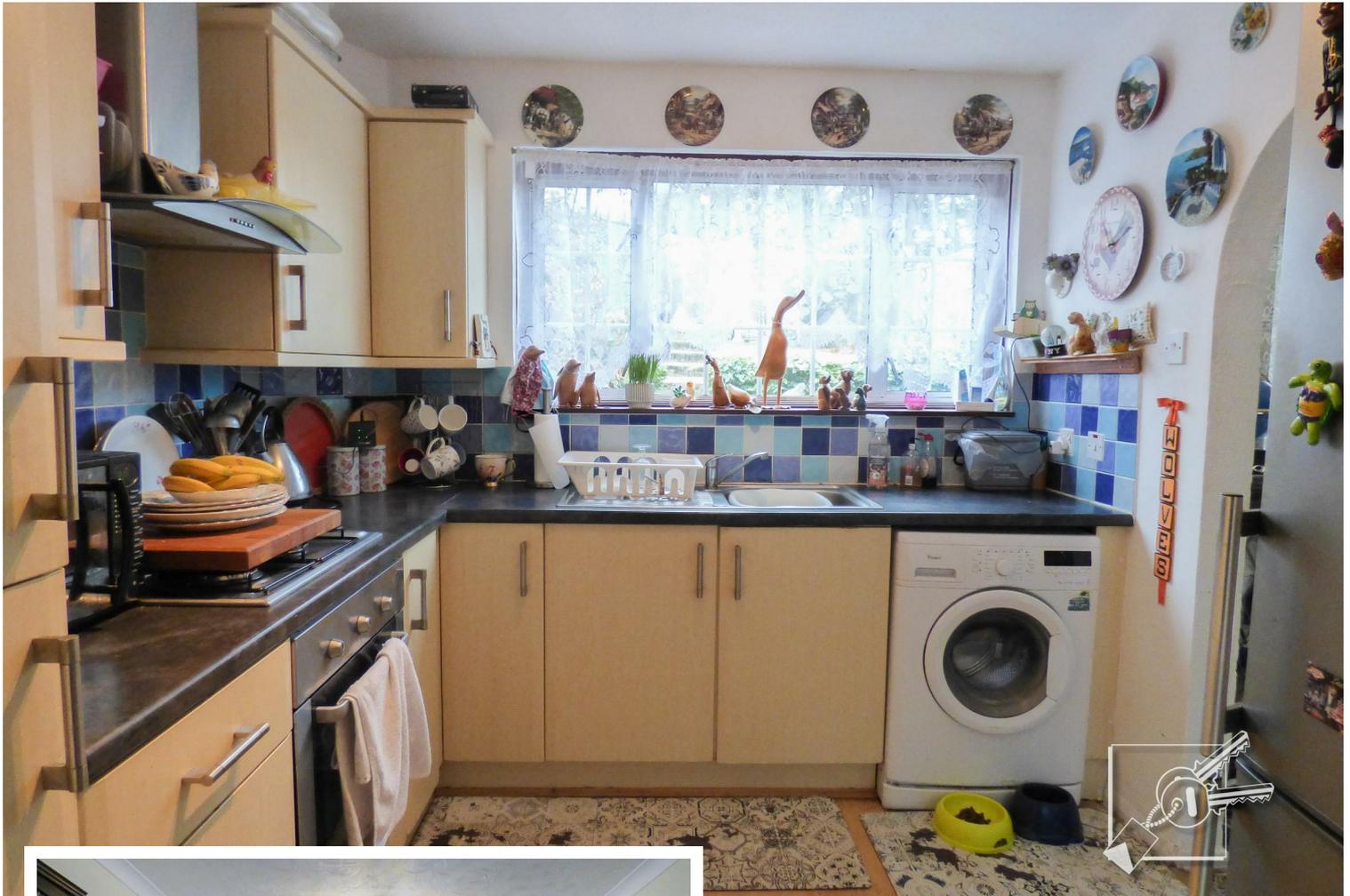
Offers In The Region
Of £280,000



- Two Bedroom Terrace House
- Garage To Rear With Parking Space
- South Westerly Aspect Rear Garden
- Ideal First Purchase



4 Ifield Way, Gravesend, Kent, DA12 5UJ



DESCRIPTION:

This two bedroom terrace house, would make an ideal purchase for any first time buyer. Offering excellent size living accommodation including a lounge/diner with access out to a larger than average South Westerly aspect garden, a fitted kitchen with integrated oven, hob and extractor fan. First floor bathroom and two double bedrooms. Heated by Gas Central Heating, the windows are double glazed throughout and there is a garage to the rear. Requiring some cosmetic improvements and modernisation, with some careful thought and some imagination, this property could become your dream home.



LOCATION:

Ifield Way is situated off of Valley Drive Gravesend. It is within walking distance of local shops & facilities where you can pick up your every day essentials. Singlewell County Primary school is also just a few minutes walk and there are plenty of other primary and secondary schools within the catchment area. The A2 offers excellent links to the M2 M20 and M25. There is a bus stop virtually on the door step where you can travel to Gravesend Town Centre, Bluewater or Dartford. There is also a commuter coach service which travels to London. Gravesend mainline railway station offers services to London either on a domestic line to Charring Cross or you can catch the high speed train to St Pancras in just twenty two minutes. Ebbsfleet International railway is within approximately 4 miles where you can catch the train to St Pancras, London in just 17 minutes. If you enjoy walking then Jeskins Country Park is close by and for sports enthusiasts the Cascades leisure centre is up the road or the Cyclo Park offers various sport activities.



FRONTAGE:

Situated on a walkway. Wrought iron gate through to path and large lawn area.

PORCH:

1.09m x 0.89m (3'6" x 2'11")
Double glazed outer door, laminate floor.

HALL:

3.49m x 2.00m (11'5" x 6'6")
Laminate floor, radiator, built in storage cupboard, under stair recess, access to lounge/diner & kitchen.



LOUNGE/DINER:

7.49m x 3.17m (24'6" x 10'4")
Double glazed bow window to front, two radiators, carpet, double glazed patio doors leading out to garden, open arch leading into kitchen.

KITCHEN:

2.68m x 2.56m (8'9" x 8'4")
Double glazed window to rear, stainless steel sink and drainer, wall & base cupboards, ample work surface space, inset gas hob with extractor hood over, built in oven, plumbing for washing machine.

STAIRS/LANDING:

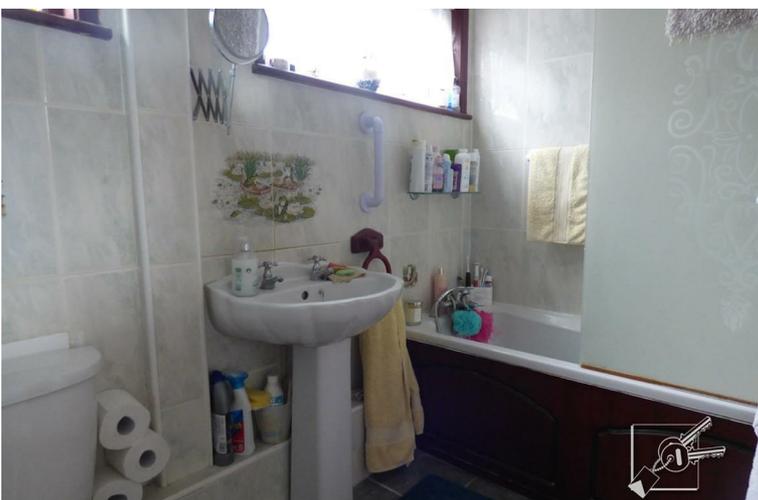
Carpet, airing cupboard, storage cupboard housing boiler and hot water cylinder, access to loft.

BEDROOM 1:

5.05m x 2.69m (16'6" x 8'9")
Two double glazed windows to front, laminate flooring, radiator.

BEDROOM 2:

4.70m x 3.17m (15'5" x 10'4")
Double glazed window to rear, carpet, radiator.





BATHROOM:

2.54m x 1.66m (8'3" x 5'5")

Two double glazed windows to rear, tiled walls, heated towel rail. White suite comprising panelled bath, pedestal basin & low level w.c.

GARDENS

Larger than average for this area, South Westerly aspect, paved patio with steps leading onto grass area with path. storage shed. Rear gate.

GARAGE:

5.50m x 2.50m (18'0" x 8'2")

Single garage situated directly behind the rear garden with up & over door.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band C C, £1781.

BROADBAND SPEEDS

Superfast 209 mb/s

Ultrafast 1000 mb/s



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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