



9, Plane Avenue,
Gravesend, DA11 9QB

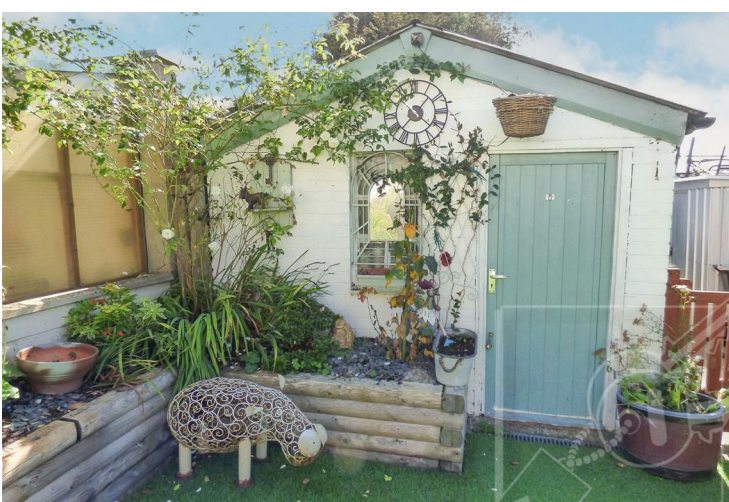
Asking Price £345,000



- SOLD BY SEALEYS WALKER JARVIS
- Modern and Beautifully Presented
- Garage To Rear
- Three bedroom family home
- Move in Ready



9 Plane Avenue, Gravesend, , DA11 9QB



LOCATION DESCRIPTION:

Plane Avenue is a quiet road located off of the popular Dover Road. This three-bedroom terraced house is ideally situated for families because of the catchment area for the good local primary and secondary schools. It lies only 1.7 miles from Gravesend train station and 1.5 miles from Ebbsfleet International railway station both which offer excellent transport links to London. The A2 is only a short drive away with links to the M25. Just a short walk to local amenities including a local pub, shops, food outlets and churches.

PROPERTY DESCRIPTION:

This is a property not to be missed - it has been loved and improved by the current owners, so there is nothing left to do: September 2023 a new boiler is to be installed, the kitchen and bathroom have been replaced in recent years and modern and of a good standard, There is plenty of room for a family and the garden is not only wonderful to be in, but is low maintenance too. There is a garage to the rear and there is an access road leading to that making it a usable space. The owners are happy to leave the blinds and curtains, all of which means it really is move-in ready.

FRONTAGE:

A small low maintenance garden with gate and retaining walls, pathway leading to recessed front door. The front of the property was repainted in July 2023.



HALLWAY

A welcoming entrance to the property with vinyl floor, carpet leading up the stairs and understairs cupboard housing electric and gas meters.

LOUNGE/DINING ROOM:

7.03 x 3.69 (23'0" x 12'1")

A large room spanning from front to back of the property with a double glazed bay window to the front and double glazed French doors to the rear, flooding the large room with light.

Carpeted and neutrally decorated, this room will be ideal for entertaining as there is plenty of room for dining furniture alongside space for a large sitting area.

KITCHEN:

5.37 x 1.74 into recess (17'7" x 5'8" into recess)

This extended kitchen has been upgraded in recent years - the modern white gloss wall and floor units contrast beautifully with the quartz effect square edged worksurfaces.

All appliances are fitted and include gas hob, double eye level ovens, microwave, wine cooler, fridge and freezer. Modern wall hung panel radiator, Double glazed window to rear garden and door leading into the well appointed garden.

STORAGE/ UTILITY ROOM:

1.58 x 1.10 (5'2" x 3'7")

A brick built storage and utility room complete with water and electric for extra storage.

STAIRS TO FIRST FLOOR:

Grey carpeted stairs with contrasting grey and white colour scheme encompassing walls and wood bannisters lead to the open landing with access to the partially boarded loft with light and new gas combi boiler. Doors to all upstairs rooms

MASTER BEDROOM:

3.42 x 3.37 (11'2" x 11'0")

The front bedroom includes a feature bay window looking out to the front. Carpet and radiator.

BEDROOM 2:

3.53 x 3.37 (11'6" x 11'0")

A large double room at the rear of the property with a large window looking over the superb garden. Laminate flooring and radiator, large built in cupboard - previously a airing cupboard, affording plenty of storage to the side of the chimney breast.

BEDROOM 3:

2.39 x 1.96 (7'10" x 6'5")

A single bedroom or study at the front of the property with laminate and radiator and double glazed window looking to the street.

BATHROOM:

1.80 x 1.77 (5'10" x 5'9")

A recently installed white modern suite comprising 'P' bath with power shower over, pedestal wash basin and low level wc with double glazed window to the rear.



GARDEN:

As you leave either the kitchen door or dining room french doors, a riven limestone patio greets you with seating area and brick store for additional storage. Beyond the patio is a large artificial grass lawn with raised planters to the side. at the rear of the plot is a garage with a pedestrian gate

GARAGE:

5.16 x 2.62 (16'11" x 8'7")

Courtesy door into the garden, window, electric and water plumbed in, double wooden doors giving vehicular access from the rear access which is to the side of No15.

TENURE:

Freehold

SERVICES:

Gas, Electric, Mains drainage, Water.

LOCAL AUTHORITY:

Gravesham Borough Council.

Council Tax Band C - £1,857.01 - 2023-2024

ESTIMATED BROADBAND SPEEDS:

Standard: 9mb/s

Superfast: 74mb/s

Ultrafast: 9000mb/s

This information is provided by Sprift

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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