

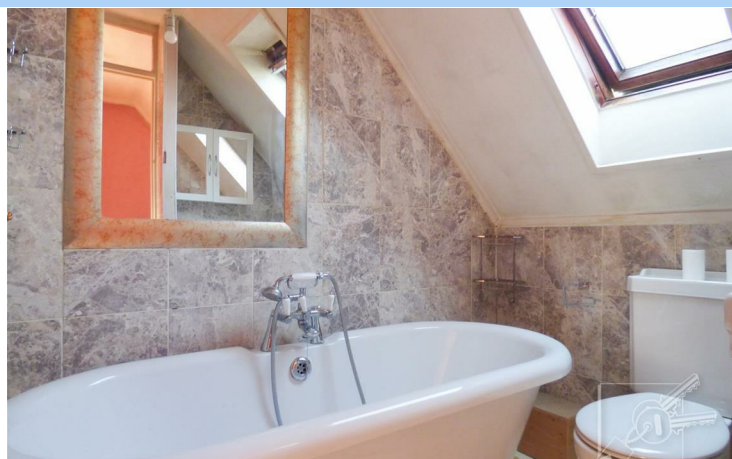


11, Armoury Drive,  
Gravesend, DA12 1LZ

Offers Over £230,000



- End Of Terrace/ Corner Plot
- Garage
- Modern Bathroom
- Garden
- No Chain
- 1 Bed House
- Walking Distance Of Town & Station



## 11 Armoury Drive, Gravesend, Kent, DA12 1LZ



### PROPERTY DESCRIPTION

We are pleased to bring to market this end of terrace one bedroom house, which would be ideal for someone looking for a blank canvas to make their own. Situated on a corner plot, the property is in need of some refurbishment but boasts massive potential to be a beautiful home. The property comprises; hall, kitchen, lounge with feature log burner and access through double glazed patio doors out to a generous size rear garden offering that all important outside space. Upstairs, you will find the bathroom with roll top bath and one double bedroom with ample storage built within the eaves. The house has double glazed windows and doors. There is also the added bonus of a garage situated directly next to the property. VIEWING IS HIGHLY RECOMMENDED.



### LOCATION:

The property is situated within approximately 10 minutes walk from Gravesend town centre with its array of shops, cafe bars, restaurants and pubs. Gravesend railway station offers services to London and the Kent Coast on the domestic line, or you can travel on the highspeed train to London St Pancras in just 22 minutes, making it perfect for commuters. There are a few local shops close by where you can pick up daily essentials. Bluewater shopping centre is just a short car or bus ride away and Ebbsfleet International railway station is within approximately 3 miles offering a high speed service to London St Pancras in just 17 minutes or you can be in Paris within a matter of a couple of hours. The A2, M2, M20 and M25 are easily accessed.

### FRONT GARDEN

This end of the terrace is situated on a corner plot with side access. Mostly laid to lawn with concrete path and steps to front door. Brick wheelie bin store to left of front door.

### ENTRANCE HALL

Entering from front door with opening to kitchen, lounge and stairs. Under stairs cupboard.

### KITCHEN

2.93m x 1.51m (9'7" x 4'11")

White shaker wall and base units, tiled splash back. Gas hob with extractor fan and built in Bosch oven. Marble effect worksurface with square edging, black granite sink with double glazed window above looking out to the front of the property.

### LOUNGE

3.87m x 3.62m (12'8" x 11'10")

Space for living room furniture, log burner which the vendors assure us heats the whole property, double patio doors leading into garden.

### LANDING

Doors leading to bedroom, bathroom and cupboard which houses hot water cylinder.

### BEDROOM

3.64m x 2.88m (11'11" x 9'5")

Laminate flooring, storage into eaves and Velux window looking out to rear garden.

### BATHROOM

1.61m x 2.13m (5'3" x 6'11")

Roll top free standing white bath with silver taps. Matching W.C. and wash basin, with mirrored vanity unit above. Fully tiled with Velux window.



## REAR GARDEN

Designed for easy maintenance. Slabbed patio area from patio doors leading to brick patio at rear of the garden.

## GARAGE

5.19m x 2.49m (17'0" x 8'2")

Situated to side of property. Up and over door, power and light. Potential for personal door to be installed.

## TENURE

Freehold

## SERVICES

Mains gas, electric, drainage & water

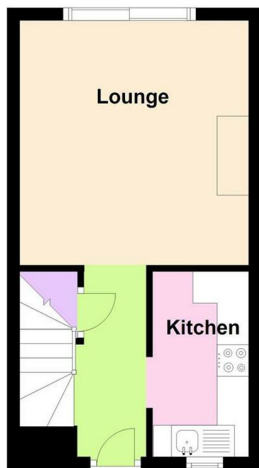
## LOCAL AUTHORITY

Gravesham Borough Council

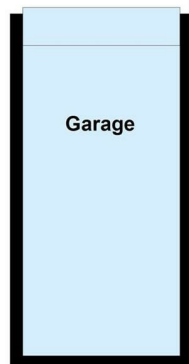
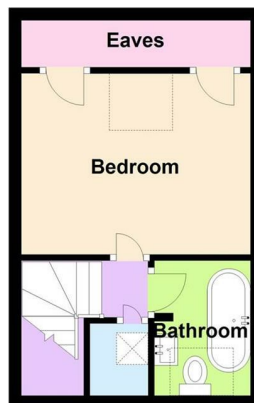
Council Tax: Band B £1,547.56



Ground Floor



First Floor



## Energy Efficiency Rating

|                                             | Current   | Potential                  |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>43</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

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