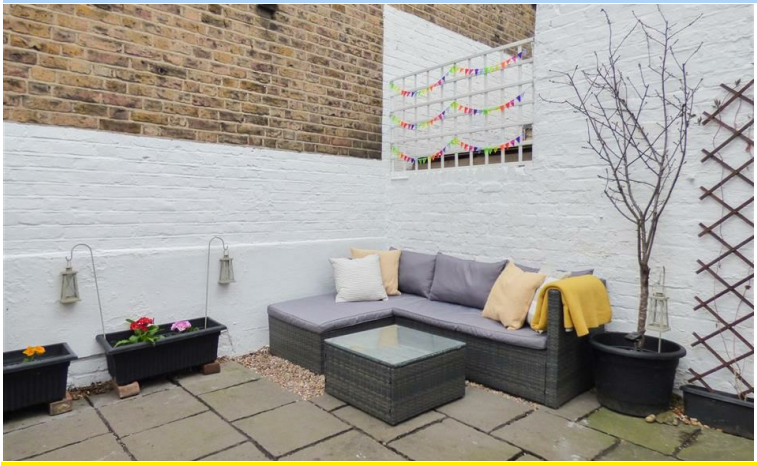
Sealeys
Walker Jarvis
Est. 1851

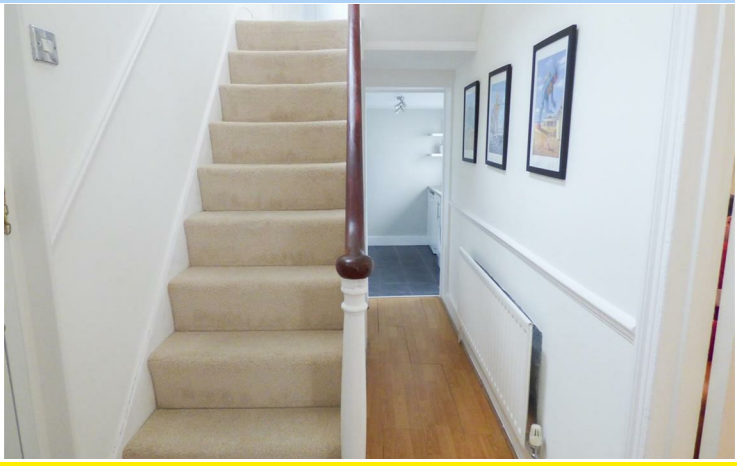
22, Berkley Road,
Gravesend, DA12 2EU

Guide Price £280,000

TBC

- 2 Bedroom Edwardian Corner House
- Period Features
- Move in Ready
- Town Centre Location





22 Berkley Road, Gravesend, , DA12 2EU

PROEPRTY DESCRIPTION

Don't miss your chance to view this move in ready, 2 bedroom Edwardian corner house with all the characteristics of a property of this age; high ceilings decorative fireplaces, chair rails and arched windows.

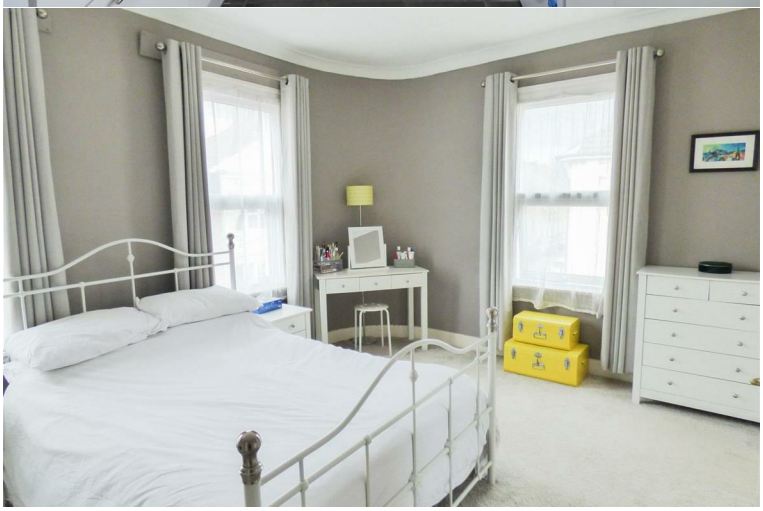
LOCATION DESCRIPTION

Situated within the King Street conservation area of Gravesend just a stones throw away from the town centre. This property is perfect for commuters with the train station situation around 1/4 of a mile away with excellent links to London (Gravesend to St Pancras around 25 Minutes).

A black door with small arch glazed window above opening into...

HALLWAY

Stairs leading to first floor under stairs cupboard housing the electric meter, chair rails doors leading to...



LOUNGE
4.56m x 3.34m (14'11" x 10'11")
A generous size lounge with laminate flooring and high ceilings. Double aspect traditional Edwardian arched windows flooding the room with light. An ornimental fireplace with decorative mantle and picture rails.

RECEPTION 2
3.49m x 2.89m (11'5" x 9'5")
Currently being used as an additional lounge this reception room would make an ideal dining room with an ornamental fireplace and decorative mantle. Double glazed window out to rear.

KITCHEN
3.02m x 2.38m (9'10" x 7'9")
A range of modern wall and base units with roll top work surface, built in oven, hob and extractor with tiled splashback. Space for fridge freezer and under counter washing machine and dishwasher. Double glazed UPVC window out to garden and a glazed UPVC door out to garden.

SPLIT LEVEL LANDING
Stairs to ground floor, double glazed window out to side and doors leading to...

BATHROOM
3.02m x 2.38m (9'10" x 7'9")
A 'P' shaped bath with mains shower over and glazed shower screen. Close coupled wc, basin recessed into vanity unit a built in cupboard housing the combi condensing boiler. Tiled flooring and part tiled walls, frosted double glazed window out to side.

BEDROOM ONE
4.70m x 3.46m (15'5" x 11'4")
Similarly to the lounge with double aspect double glazed windows, this spacious double bedroom feels bright and airy. An ornamental fireplace with wooden mantle.

BEDROOM TWO
3.57m x 2.82m (11'8" x 9'3")
Another double bedroom with double glazed window out to rear, ample space for bedroom furniture. Ornamental fireplace with wooden mantle.

REAR GARDEN
A slab paved courtyard enclosed by brick walls which have been painted white to feel spacious. There is ample room for garden furniture and would make an ideal entertaining space. 2 brick built storage cupboards for additional storage.

SERVICES

Mains Gas, Electricity, Water and Drainage.
Council Tax: Gravesham Borough Council
Band: B Charges 2021/2022: £1,501.70

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