



58, Mulberry Road,  
Gravesend, DA11 8PP

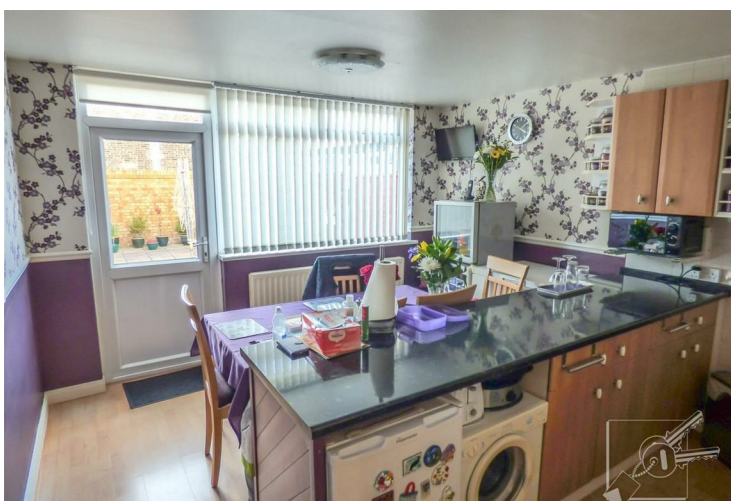
£320,000



- Substantial 3 Bedroom Town House
- Family Bathroom
- Easy Maintenance Rear Garden
- Arranged Over 3 floors
- Two Additional W.C.s
- Garage & Parking



## 58 Mulberry Road, Gravesend, , DA11 8PP



### LOCATION:

Mulberry Road is an extremely popular location among families, within close proximity of primary, secondary and grammar schools. Offering excellent transport links including easy access onto the A2 with links to the M25, M20 and M2, a commuter coach service to London, a bus service to Gravesend town Centre & Bluewater if you fancy some retail therapy. Gravesend mainline railway station offers a high speed service to St Pancras, London in approximately 22 minutes or you can catch the domestic train to London or the Kent coast. Ebbsfleet International Railway station is within just a couple of miles up the road, where you can also catch the high speed train to St Pancras and be in London within 17 minutes. There are local shops and facilities in Deneholm Road and Lawrence Square, which are both nearby. There is a retail park close by where you will find a Morrisons Superstore, Lidl and a Screwfix. If you fancy a bite to eat there is a Toby Carvery on Coldharbour Road. If you are looking for sports & fitness, then Cygnet Leisure Centre & the Cyclo park are both easily accessed.



#### DESCRIPTION:

If you are looking for space, then this three bedroom town house really does offer good size accommodation for the whole family. Arranged over three floors, the accommodation boasts a ground floor cloakroom, a kitchen/diner with access out to the Southerly aspect easy maintenance rear garden. On the middle floor you will find a spacious lounge, additional w.c. and bedroom two. The master bedroom, bedroom three and family bathroom are all on the top floor. There is no problem with storage in this house as there are plenty of cupboards on all floors including a spacious walk in cupboard on the top floor which has the potential to become an en suite to bedroom three if required. There is an integral garage with additional parking on the drive. Other benefits include gas central heating and double glazing. Offering value for money, we understand the current vendors have enjoyed living here for over 41 years, bringing up their family and now it is time for them to downsize.

#### FRONTAGE:

Integral garage with an up and over door, with further parking on the forecourt. Concrete path leading to front door. External bin store and meter cupboard. Upvc front door leading into hall.

#### HALL:

Laminate flooring, radiator, under stair storage cupboards.

#### CLOAKROOM:

1.60m x 1.30m (5'3" x 4'3")

Low level w.c., corner wash hand basin, half tiled walls, walk in storage cupboard.

#### KITCHEN/DINER:

4.04m x 3.51m (13'3" x 11'6")

Double glazed window to rear, double glazed door to garden. Laminate flooring, radiator. Fitted beech effect wall and base units, work surface, room dividing unit with storage cupboards under. Stainless steel sink and drainer, gas cooker point, plumbed for washing machine, space for fridge.

#### STAIRS/LANDING TO 1ST FLOOR:

Turning stair case leading to first floor.

#### LOUNGE;

4.22m x 3.53m (13'10" x 11'7")

Double glazed window to rear with superb views, carpet, double radiator.

#### 1ST FLOOR W.C.

1.30m x 1.27m (4'3" x 4'2")

Low level w.c., corner wash basin, part tiled walls, extractor fan, vinyl floor. Built in airing cupboard, housing Worcester combi boiler for hot water and central heating.

#### BEDROOM 2:

3.53m x 2.90m (11'7" x 9'6")

A double room with double glazed window to front, carpet, radiator, fitted L shaped wardrobes with plenty of hanging/shelving space.

#### STAIR/LANDING TO TOP FLOOR:

Turning open plan stair case, sky light window, large walk in cupboard with light, offering lots of additional storage space.

#### BEDROOM 1:

3.91m x 3.53m (12'10" x 11'7")

A generous size double bedroom with double glazed window to front, radiator, carpet. Fitted wardrobes.



### BEDROOM 3:

2.84m x 2.24m (9'4" x 7'4")

Double glazed window to front, carpet radiator. Potential to extend into the walk in cupboard which is accessed off the landing. (Possible En-Suite or dressing room.)

### FAMILY BATHROOM:

2.49m x 1.68m (8'2" x 5'6")

Sky light window, pedestal wash basin, corner bath with Triton shower unit over, vinyl flooring, radiator, built in linen cupboard.

### GARDENS:

Southerly aspect enclosed low maintenance rear garden. Walled to rear, fenced to each side. Outside tap. Fully paved.

### GARAGE:

5.66m x 2.44m (18'7" x 8')

Integral to property with up & over door, power & light. Fitted shelving.

### TENURE:

Freehold

### SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

### LOCAL AUTHORITY:

Gravesham Borough Council

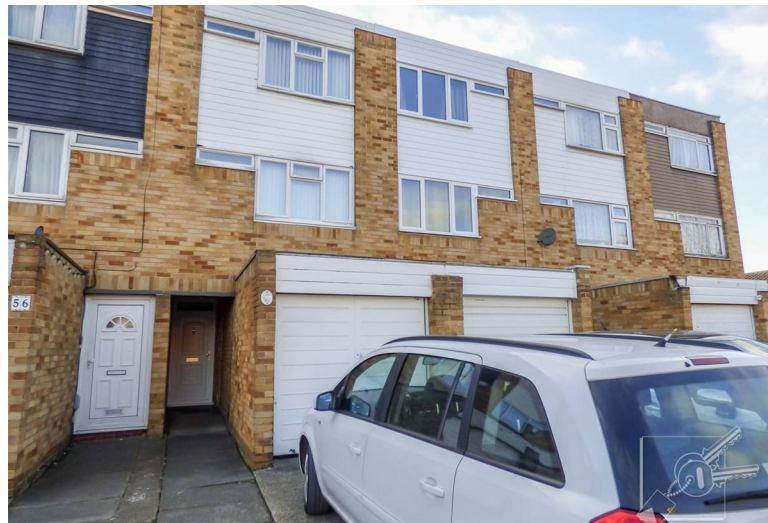
Council Tax Band C - £1,781 2022-2023

### ESTIMATED BROADBAND SPEEDS

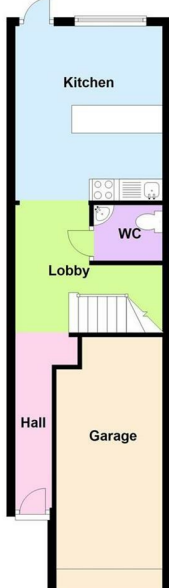
Standard 5mb/s

Superfast 80mb/s

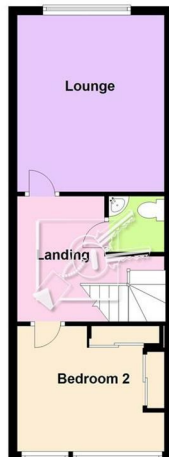
Ultra fast 1000mb/s



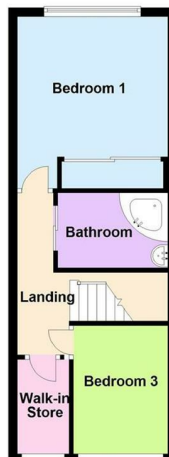
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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