



4, Aintree Close,  
Gravesend, DA12 5AS

Offers In The Region  
Of £380,000



- Three Bedroom Family House
- Sought After Location
- Garage With Drive Way

- Requiring Updating & Modernisation
- Westerly Aspect Rear Garden



## 4 Aintree Close, Gravesend, Kent, DA12 5AS



### DESCRIPTION:

Offering a complete blank canvas to create your dream home, this three bedroom house offers generous accommodation with scope and potential for improvement. Requiring updating, the property boasts; hall, kitchen, ground floor cloakroom, lounge opening into a westerly aspect rear garden which has been designed for easy maintenance. Upstairs are two double bedrooms, a single bedroom and bathroom. The house is heated by Gas Central Heating, there is an integral garage and further parking on the drive. Offering immediate vacant possession meaning no chain complications, we highly recommend viewing as soon as possible to avoid any disappointment of missing out.



#### LOCATION:

Aintree Close is situated in a quiet cu de sac location of similar type properties and is a highly sought after area, off of Ascot Road, Gravesend, which lies between Singlewell Road and Central Avenue. Ideal for families, it is in the catchment area for a choice of good primary, secondary and grammar schools. There is an open recreation park opposite, providing that extra bit of open space. There are local shops nearby at Central Avenue, Sun Lane and Singlewell Road.

Perfect for transport links, including easy access onto the A2, M2, M20 AND M25 Motorway, bus and commuter coach services, Gravesend town centre and mainline railway station are just a short ride away and offers a high speed service to St Pancras, London in approximately 22 minutes, or the domestic line travels to Charring Cross in approximately 45 - 50 minutes. Ebbsfleet International Railway Station also offers a high speed service to St Pancras, London in just 17 minutes.

If you fancy some retail therapy, Bluewater is just a car ride or bus journey away and also offers an array of café bars, entertainment and cinema. If you prefer a walk in the park, then Jeskyns Country Park and Shorne Country Park are both nearby, or if you are looking for fitness centres, Cascades & Cygnet Leisure Centres and The Cyclo Park are all close by. Last, but not least, if you like to play Golf, Mid Kent Golf Club and Course are within walking distance .

#### FRONTAGE:

Block paved drive in front of the property and garage. Pathway to the side of garage lading to front door with gardens and flower borders to the left hand side.

#### ENTRANCE HALL:

Aluminium double glazed side entrance door leading into hall: carpet, radiator, access to lounge, kitchen and cloakroom, personal door into garage.

#### GROUND FLOOR CLOAKROOM:

Corner wash basin, low level w.c., tiled splash backs.

#### KITCHEN:

3.66m x 2.97m (12' x 9'9")

Double glazed window to front, vinyl flooring, radiator, original wall and base cupboards, stainless steel sink and drainer.

#### LOUNGE:

17'8" x 13'8"

Double glazed sliding patio doors to rear garden, additional window to garden, radiator carpet.

#### STAIRS/LANDING:

Carpet, access to loft, airing cupboard.

#### BEDROOM 1:

4.78m x 3.48m max (15'8" x 11'5" max)

Double glazed window to front, carpet, radiator. Fitted wardrobes incorporating bedside cabinets and bridge cupboards forming recess for double bed. Matching double chest drawers to recess.

#### BEDROOM 2:

4.27m x 2.97m (14' x 9'9")

Double glazed window to rear, carpet, radiator.

#### BEDROOM 3:

3.20m x 2.31m (10'6" x 7'7")

Double glazed window to rear, carpet, radiator.



#### BATHROOM:

2.64m x 1.91m (8'8" x 6'3")

Double glazed window to front. Pampas coloured suite comprising panelled bath with shower mixer taps, counter mounted basin, low level w.c., partially tiled walls. Carpet, radiator.

#### GARDENS:

Gardens front and rear. The rear garden fully paved and designed for easy maintenance. Rear gate.

#### GARAGE:

5.05m x 3.02m (16'7" x 9'11")

Single Integral to property with up and over door, power and light. "Ideal" wall mounted boiler for hot water and central heating.

#### TENURE:

Freehold

#### SERVICES:

Gas, Electric, Water, Mains Drainage.

#### LOCAL AUTHORITY:

Gravesham Borough Council

COUNCIL TAX BAND: D £1930 from April 2022 - March 2023

#### NOTE:

Please note this property being sold under probate and therefore grant of probate is required before any buyer can exchange contracts.



#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                             |  |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------|--|
| Very energy efficient - lower running costs |           |                                                                                       |  |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                             |  |
| (81-91) <b>B</b>                            |           |                                                                                       |  |
| (69-80) <b>C</b>                            |           |                                                                                       |  |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                       |  |
| (39-54) <b>E</b>                            |           |                                                                                       |  |
| (21-38) <b>F</b>                            |           |                                                                                       |  |
| (1-20) <b>G</b>                             |           |                                                                                       |  |
| Not energy efficient - higher running costs |           |                                                                                       |  |
| <b>England &amp; Wales</b>                  |           |                                                                                       |  |
| EU Directive 2002/91/EC                     |           |  |  |

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