



45, Northridge Road,
Gravesend, DA12 5AZ

£330,000



- Three Bedroom End Of Terrace House
- Family Size Accommodation
- Offering Immediate Vacant Possession
- Two Reception Rooms
- Large Rear Garden
- Viewing Recommended



45 Northridge Road, Gravesend, Kent, DA12 5AZ



LOCATION:

Northridge Road is within the catchment area for a choice of primary, secondary and grammar schools, making it an ideal location for families. Further education is available at North Kent College, Gravesend, which is close by. Offering excellent transport links including 1.5 miles of the A2 with links to M2 and M25 and within 7 miles of Bluewater Shopping Centre. Gravesend train station is around 1.5 miles away and offers a high speed service to St Pancras in approximately 23 minutes or you can travel on the domestic line to London or the Kent Coast. Ebbsfleet International Railway Station also offers a high speed train to St Pancras London in just 17 minutes, making it ideal for commuters. If you are keen golfer, Mid Kent Golf Club is just down the road and there are local shops within walking distance at Singlewell Road and Sun Lane, where you can pick up your everyday essentials.



DESCRIPTION:

A three bedroom end of terrace family size house, built around the 1920's - 1930's, ready to put your own stamp on and call home. Offering immediate vacant possession, meaning no onward chain complications, the property offers plenty of scope for improvement and extension subject to planning permission. The ground floor accommodation comprises, Hall, Lounge, Separate Dining Room and a kitchen. Upstairs are two double bedrooms, a single room and bathroom. The property benefits from Gas Central Heating and the double glazing. Boasting a large westerly aspect rear garden and a garage within the boundary. With some careful thought and imagination this house could make your perfect family home.

FRONTAGE:

There is a good size front gardens setting the property back from the pavement. Wrought iron gate and pathway leading to front door.

HALL:

Composite front door with leaded light window and leaded windows each side, carpet, under stair cupboard.

LOUNGE:

Double glazed bay window to front, carpet, radiator, gas fire.

DINING ROOM:

Double glazed double doors leading out to garden, carpet, radiator, gas fire.

KITCHEN:

Double glazed window and door to rear. Fitted with a range of white shaker style wall and base cupboards, work surfaces, white sink and drainer. Built in cupboard.

STAIRS/LANDING:

Carpet. Access to loft.

BEDROOM 1:

A double room with double glazed bay window to front, carpet, radiator. Built in wardrobes either side of chimney breast.

BEDROOM 2:

A double size room with double glazed window to rear, carpet radiator. Alcove cupboard.

BEDROOM 3:

Double glazed window to front, carpet, radiator, door leading into bedroom 1.

BATHROOM:

Double glazed window to rear. Part tiled walls. Modern white suite comprising panelled bath, vanity wash basin, low level w.c. Radiator.

GARDEN:

There is good size rear garden with patio, lawn with stepping stones, various shrubs trees and bushes. Pond. There are two brick outhouses attached to the rear of the property, one which houses plumbing for washing machine and the other for storage. Greenhouse and summer house. side access leading to front of house and rear access to right of way.





GARAGE:

There is a detached garage to the rear of the property with curtesy door to garden and roller door for vehicle access . Accessed via rear sharer right of way to rear. Potential for off street parking to the front of the property subject to planning permission for dropped curb.

TENURE:

Freehold.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: C - £1857.01 for 2023-2024

SERVICES:

Gas, Electric, Mains Water. Mains Drainage. Two Gas Fires.

BROADBAND:

Networks in the area - Virgin Media, Openreach, Netomnia. This information has been provided by Ofcom.

MOBILE NETWORK:

EE

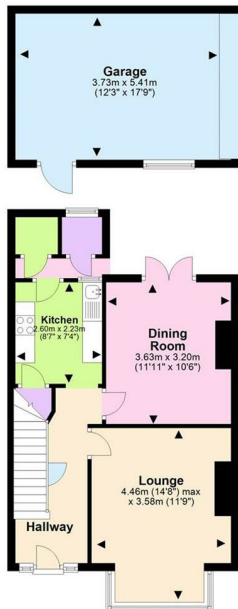
Three

O2

Vodafone

5G is predicted to be available around this location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. (Information Provided by Ofcom)

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	83
(81-91) B		
(69-80) C		
(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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