



62, Alexandra Road,  
Gravesend, DA12 2QQ

£240,000



- Two Bedroom Terrace House
- Fitted Kitchen, No Chain

- Open Plan Reception Room
- Southerly Aspect Garden



62 Alexandra Road, Gravesend, , DA12 2QQ



**DESCRIPTION:**

This two bedroom terrace house has been rearranged to the ground floor to create a greater feeling of space by opening up the original two reception rooms into one open plan lounge diner and moving the staircase. Offering immediate vacant possession, the property comprises a fitted kitchen, ground floor bathroom and two double bedrooms. It is heated by Gas Central heating and the windows are double glazed. There is a South Facing rear garden offering that all important outside space. Available with immediate vacant possession the house would benefit from a little TLC and would ideally suit a first time buyer looking to set up their own home.



#### **LOCATION:**

Alexandra Rd is a residential location, within easy access of Gravesend Town Centre and mainline railway station. There are local shops within a few minutes walk, where you can pick up your everyday essentials. Ideally located for transport links including bus routes, access to the A2 with links to the M25, M20 and M2 motorways. Gravesend Railway is within approximately one mile and offers a domestic service to London and the Kent coast or you can take the high speed train to St Pancras London in just 23 minutes. Ebbsfleet International railway is within 3 miles, where you can travel to London in just seventeen minutes, making it an ideal location for those that commute. For education, it is within close proximity of nursery, primary, secondary and grammar schools, whilst North West Kent College for further education is within walking distance.



#### **FRONTAGE:**

Terrace to the pavement. Composite front door leading into:

#### **LOUNGE/DINER:**

An open plan redesigned reception room with plenty of space for Lounge and dining furniture. Double glazed windows front and rear, carpet, radiator. Cupboard with gas meter and cupboard with electricity meter.



#### **KITCHEN:**

We understand the kitchen is a by Howdens and was fitted approximately 11 years ago., with ample wall and base units, work surfaces, stainless steel sink and drainer, inset gas hob, built in oven within housing unite, double glazed window to side. Worcester boiler for hot water & central heating.

#### **LOBBY:**

Double glazed door to garden, vinyl floor, access to bathroom.

#### **BATHROOM:**

Double glazed window to side, part tiled walls. White suite comprising panelled bath with shower mixer taps and Aqua boarding to surrounding wall, pedestal wash basin, low level w.c. Radiator/

#### **STAIRS/LANDING:**

Carpeted stair case to first floor.

#### **BEDROOM 1:**

A double room with double glazed window to front, carpet, radiator.

#### **BEDROOM 2:**

Double glazed window to rear, carpet, access to loft.

#### **GARDEN:**





Southerly aspect rear garden with paving, concrete path, shrubs and bushed, fencing, water tap.



**Alexandra Road, DA12**

Approximate Gross Internal Area 67.9 sq m / 731 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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