



11, Nursery Road,
Gravesend, DA13 0NE

Asking Price £475,000



- No Chain
- Utility Room
- Located in the Heart of Meopham
- Excellent Presentation
- Conservatory
- Easily Maintainable Garden



11 Nursery Road, Gravesend, , DA13 0NE



LOCATION DESCRIPTION

Nursery Road is a charming residential street located in the village of Meopham. It is situated in the southeastern part of the village, just off of the A227, which runs through Meopham and connects to the nearby town of Gravesend. The mainline railway station connecting to Victoria station in London is a short distance away and the local shops are just on the main road.

The road is lined with a mix of detached and semi-detached houses, many of which have well-maintained gardens and driveways. The properties are mostly of traditional brick construction, with a few modern homes mixed in. The well loved Camer Park is a short walk away, ideal for both walkers and families.

PROPERTY DESCRIPTION

Take a look around this wonderfully presented bungalow in the heart of Meopham, with nothing to do but move your furniture in and relax. The garden is truly maintenance free and will be easy to enjoy. The garage has been split and there is now a full utility room, keeping the kitchen free of appliances. The other half of the garage is used as a store. There is parking on the frontage for a couple of cars and could be further extended if needed. One of the most attractive features of this property is the amount of windows, keeping the property nice and light, externally the soffits and fascias have been replaced with upvc so there is little maintenance to do. There is a built in solid salt block water softening system at the property which helps avoid all the nasty limescale.

We would recommend visiting this property to fully appreciate what there is to offer here.....



FRONTAGE

Dropped kerb to the front with off road parking for a couple of cars at the front. Potential for an Electric Vehicle charging point to be installed at the front of the property.

PORCH

A double glazed outer door into the porch with space for coats and shoes, inner double glazed door leading into the hallway.

ENTRANCE HALL

A large carpeted entrance hall with doors leading to all rooms and with a large storage cupboard.

LOUNGE/DINER

A large L shaped room with a feature gas fireplace and double doors into the conservatory.

KITCHEN

To the rear of the property is the kitchen which has been fully fitted with quality appliances - twin eye level Neff ovens, AEG gas hob with extractor over, Villeroy and Boch ceramic sink with mixer tap under the large window overlooking the well maintained garden. Range of wall and base units with integrated dishwasher and fridge. Black gloss marble effect worksurfaces, local tiling, tiled floor and door leading out to the side garden and utility room.

CONSERVATORY

A large conservatory with double glazed walls to two sides and polycarbonate pitched roof - currently housing a large dining table and chairs, plus additional seating that makes a wonderful place to enjoy the sunshine. Tiled floor with the benefit of underfloor heating. Double doors leading to the garden.

SHOWER ROOM

A double shower in a large enclosure without any step, making access easy, shower unit affixed to the wall and glazed panel, wash handbasin, low level w.c. and large opaque double glazed window to the side.

BEDROOM 1

Featuring a large bow window to the front, this light bedroom is fully fitted with built in wardrobes and cupboards, bedside lockers and bridge cupboards over the double bed space.

BEDROOM 2

A smaller, but still double bedroom to the side of the property with side window and carpeted.

UTILITY ROOM

The rear section of the garage has been turned into a utility room with plumbing for appliances, sink with hot and cold water, units for storage, tiled floor with connecting door to the front section.

STORE ROOM

This can be entered either from the connecting door in the utility room, or the up and over garage door. Could easily be converted back to a full garage, if required by removal of the stud wall.

REAR GARDEN

This generous low maintenance westerly facing garden comprises a mainly level lawned area of artificial grass with paved patio area, wooden shed and enclosed by fencing. External water tap.

TENURE

Freehold

LOCAL AUTHORITY

Gravesham Borough Council - Council Tax band D - £2,254.35 2024/2025

UTILITIES

Mains gas, electricity, water and sewerage.

The gas combi boiler is located in the loft, providing hot water and heating.

BROADBAND/MOBILE COVERAGE

OFCOM report: up to Ultrafast broadband is available via Trooli/Openreach (may also be offered by EE).

Mobile coverage reported to be good from EE Three, O2 and Vodafone for voice and data and externally enhanced data.

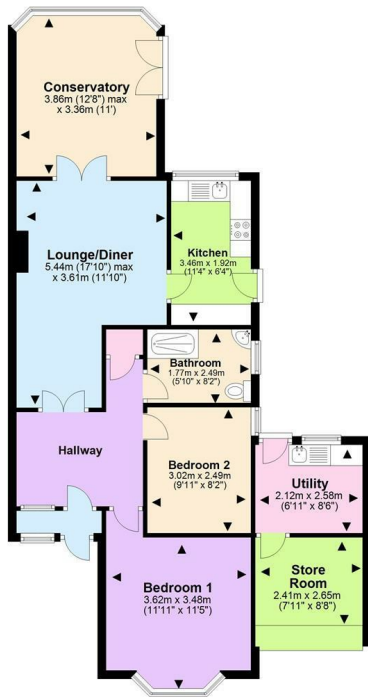
ON ROAD PARKING:



Single yellow lines run the length of Nursery Road with parking restrictions in place between 1pm and 2pm Monday-Friday. A residents permit can be purchased from Gravesend Borough Council.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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