



6, Christchurch Road,
Gravesend, DA12 1JL

£260,000



- SOLD BY SEALEYS WALKER JARVIS
- Two Receptions
- Two Double Bedrooms
- Windmill Hill Conservation area
- Fitted Kitchen
- First Floor Bathroom



6 Christchurch Road, Gravesend, Kent, DA12 1JL



LOCATION:

Christchurch Road is a lovely location situated on the perimeter of the town, centre, overlooking a green, Christchurch Crescent and is part of the Windmill Hill Conservation Area. Windmill Hill is a point of interest where you can enjoy fantastic views over the town centre with the historic River Thames beyond. There is a children's play area up on the hill and at the bottom you will find Windmill Gardens, a bowling green and tennis courts, literally within a few minutes walk of the property.

The mainline railway station makes it perfect for commuters offering a high speed service to London St Pancras in just 23 minutes or you can take the domestic train to London, which stops at Waterloo, London Bridge and Charing Cross or travel to the Medway towns or the Kent Coast. Ebbsfleet international railway station is also within a few miles which offers a high speed service to London in just 17 minutes. The A2 is easily accessible with links to the M2, M20 & M25. Bluewater shopping centre with its array of shops and restaurants is just a bus or car journey away if you fancy some retail therapy or dining with friends in one of their many restaurants and cafe bars or a trip to the cinema.

The property is located within the catchment area of a choice of good primary, secondary and grammar schools, including Gravesend Grammar School for boys and Mayfield Grammar Schools for Girls, which are within walking distance, making it a perfect place for families to live.



DESCRIPTION:

An ideal opportunity to step on to the ladder, this two bedroom terrace house with vacant possession means no onward chain complications. Enjoying a pleasant outlook over the green at the front, the property offers charm and character with some original features. The accommodation comprises hall, lounge with a feature ornamental fire place, separate dining room, fitted kitchen with built in oven and hob, two double bedrooms and a first floor bathroom. The house is heated by gas central heating and benefits from double glazing to the rear, whilst the front boasts the original sash windows. There is a southerly aspect rear garden, providing that all important outside space. With some redecoration, careful thought and imagination this could become your perfect home.

HALL:

Front door leading into hall with exposed floor boards and carpet. Radiator. Built in under stair cupboard, housing gas and electric meters.

LOUNGE:

Sash window to front, exposed floor boards, double radiator, feature ornamental fireplace.

DINING ROOM:

Double glazed window to rear, double radiator, carpet, built in alcove cupboard with shelving.

KITCHEN:

Double glazed window to side and door to garden. Vinyl flooring. Fitted with beech effect wall and base cupboards, with black rolled edge work surfaces. Built in electric Lamona hob with stainless steel extractor hood above, built in Lamona oven. Stainless steel sink and drainer. Plumbing for washing machine, space for fridge/freezer. 'Main' combination boiler for hot water and central heating.

STAIRS/LANDING:

Wooden staircase leading to first floor. Carpet, access to loft.

BATHROOM:

Situated off the half landing. Double glazed window to rear, double radiator. White suite comprising panelled bath with electric Triton shower over and glass screen, pedestal wash basin, low level w.c., tiled splash backs.

BEDROOM 1:

A bright and spacious double room with two sash windows to front over looking the green and Christchurch Crescent. Alcove cupboard, double radiator, carpet.

BEDROOM 2:

Double glazed window to rear, carpet, double radiator.

GARDEN:

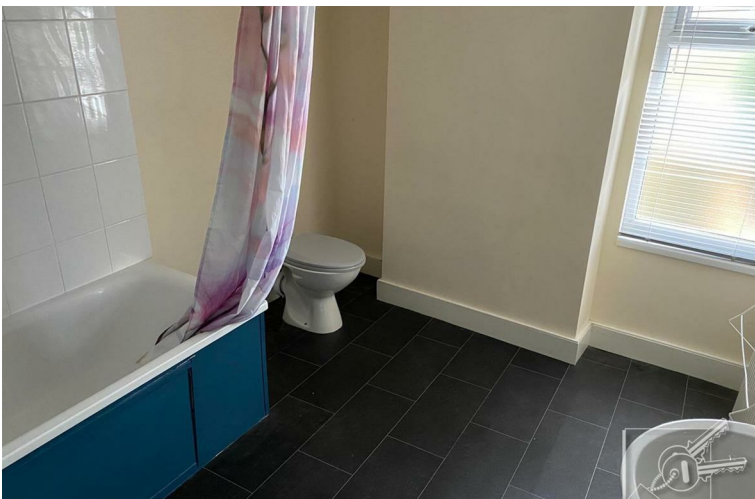
Enclosed southerly aspect rear garden. Walled to rear, fenced one side and walled with fence above to other side. Outside tap, brick store to rear of house.

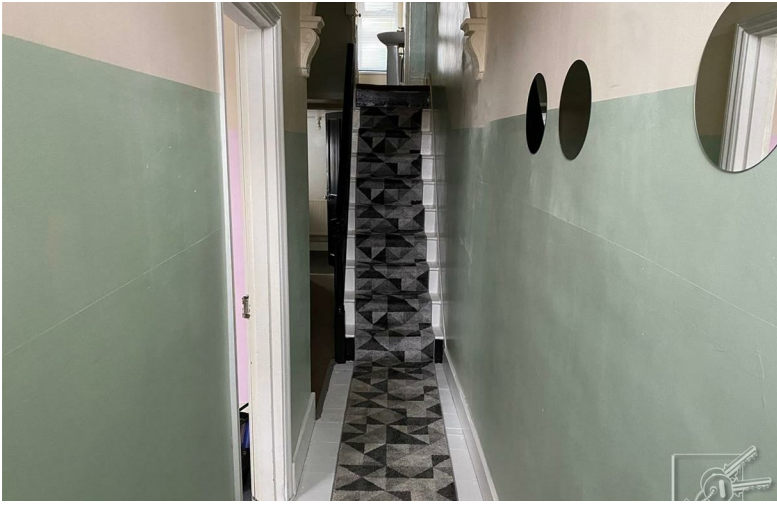
TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council
Council Tax Band - C -£1,944.81 2024/2025





SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

BROADBAND & MOBILE:

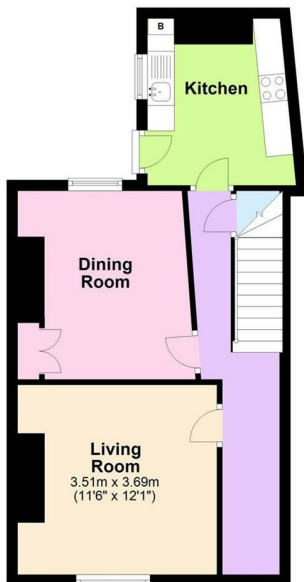
BROADBAND: Openreach, Virgin Media, , Netomnia.
You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area: EE, Three

MOBILE AVAILABILITY: Indoor: EE, Three, O2, Vodafone for voice & data

Outdoor: EE, Three, O2, Vodafone for voice, data and enhanced data



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk

Email: sales@sealeys.co.uk

Tel: 01474 369368



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