



3, Nickleby Road,
Gravesend, DA12 4UQ

£340,000



- SOLD BY SEALEYS WALKER JARVIS
- Lounge & Double Glazed Conservatory
- Garage En-Bloc
- Modern Fitted Kitchen With Integrated Appliances
- South Facing Garden
- Popular Chalk Residential area



3 Nickleby Road, Gravesend, , DA12 4UQ



LOCATION:

Situated on a walkway and facing a green in the popular village of Chalk is this beautiful 2 double bedroom bungalow. Gravesend station and town centre are within approximately two miles whilst also benefitting from being within close proximity to Cascades leisure centre and Shorne Country Park. Bluewater with its extensive retail and leisure facilities is just a short drive and Ebbsfleet International railway station, with high speed rail services to London is easily accessible. The A2 with links to the M25/M20 and M2 and within a short drive. There is also a local convenience store located just up the road where you can pick up your everyday essentials.

DESCRIPTION:

This well presented two double bedroom semi detached bungalow should be at the top of your viewing list. Ready to move into - the property comprises a porch, hall, lounge leading through to a recently built double glazed conservatory, a fitted kitchen with integrated appliances, two double bedrooms, each with fitted wardrobes and a modern bathroom suite. The property is heated by gas central heating and all windows are double glazed. A Southerly aspect rear garden provides that all important outside space and there is a single garage en-bloc.



FRONTAGE:

Open plan front garden with lawn and flower borders, path way to front door. Side access leading to rear of property.

PORCH:

Extended across half of the property and adding extra security as well as some where to kick off your shoes before entering. Double-glazed front door and windows. Double glazed inner door leading into hall.

HALL:

Wood floor, radiator, built in cupboard with sliding door, airing cupboard access to loft.

LOUNGE:

Double glazed French doors leading into conservatory, radiator, carpet.

CONSERVATORY:

Built approximately 4 years ago by Thameside Windows, comprising brick dwarf wall, double glazed windows and double glazed doors to side leading out to rear garden, glass roof. Wooden block flooring made into a Herringbone design. Wall mounted electric fire,

KITCHEN:

Double glazed window to rear, fully fitted with a range of wall and base cupboards, ample rolled edge work tops, built in oven and microwave within housing unit, gas hob, integrated dishwasher and washing machine, Integrated fridge/freezer. Combi boiler concealed within matching cupboard. Local tiling to walls. Double glazed door to side.



BEDROOM 1:

A double room with double glazed window to side, radiator, carpet. Fitted wardrobes and drawer chests.

BEDROOM 2:

A double room with double glazed window to front, radiator, Wooden block flooring made into a Herringbone design. . Fitted wardrobes along one wall with plenty of hanging and shelving space.



BATHROOM:

Double glazed window to front, white suite comprising panelled bath with shower over and glass screen, vanity wash basin, low level w.c. Heated towel rail, tiled walls.

GARDEN:

South facing rear garden with paved patio, lawn with stepping stones and flower beds, timber summer house style shed, outside water tap, side access leading to front of property.

GARAGE:

Single garage situated en-bloc with up and over door.

TENURE:

Freehold





LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band D- £2,187.91 2024/2025

SERVICES:

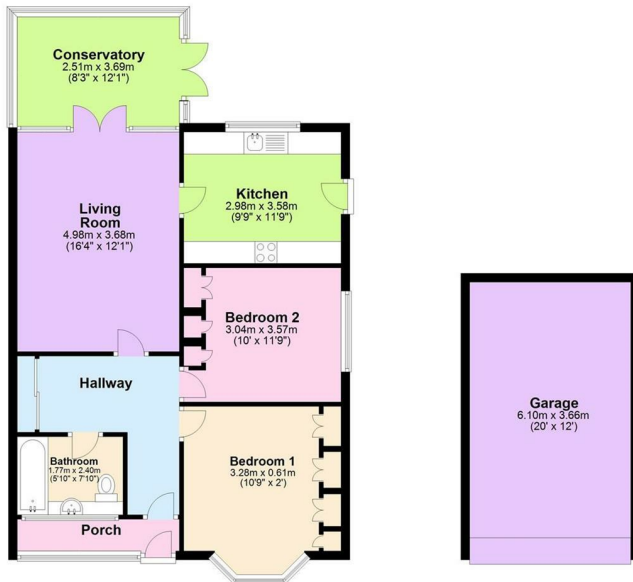
Gas, Electric, Mains Drainage, Mains Water.

BROADBAND & MOBILE PROVIDERS:

BROADBAND: Openreach, Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area: EE
MOBILE PROVIDERS/COVERAGE: Indoor: EE, Three, O2, Vodafone provide voice and data.
 Outdoor: EE, Three, O2, Vodafone provide voice, data and enhanced data.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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