



2, Gordon Place,  
Gravesend, DA12 2DA

£275,000



- Charming Victorian Two Bedroom Terrace House
- First Floor Bathroom With Feature Claw Foot Bath
- Close To Town Centre & Walking Distance of Mainline Railway Station
- Ideal First Purchase
- Easy Maintenance Rear Garden
- Milton Place Conservation Area



## 2 Gordon Place, Gravesend, , DA12 2DA



### DESCRIPTION:

This charming Victorian terrace house is bound to be a hit with first time buyers and should be on your hot list to view. The accommodation comprises a hall, lounge/diner, kitchen, first floor bathroom with a feature claw foot bath and two double bedrooms. The property is heated by Gas Central Heating and is double glazed throughout. There is an easily maintainable courtyard style garden to the rear, which will be a real sun trap on those summer days.

### LOCATION:

Situated in a Historic and quiet back water of Gravesend Town Centre, Gordon Place is part of a conservation area located close to Gordon promenade, the Fort Gardens & the riverside. It is Ideal for those who enjoy town living and those who commute as Gravesend mainline station is within walking distance and includes a high speed service to St Pancras in approximately 22 minutes. Gravesend Town Centre offers a variety of shops, pubs, café bars, restaurants and night life, whilst Ebbsfleet international railway station, Bluewater shopping complex and the A2, M2, M25, M20 motorway links are all easily accessible, by car.

**HALL:**

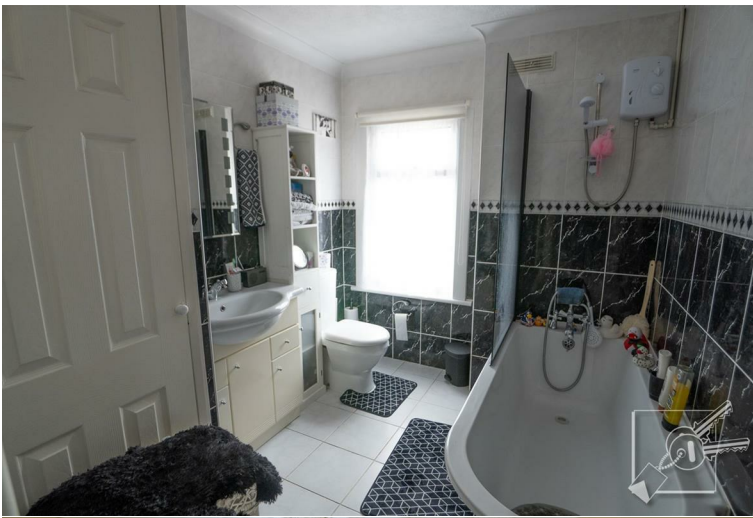
uPVC double glazed front door, carpet, radiator.

**LOUNGE/DINER:**

Double glazed window to front and rear, carpet, two radiators, real flame gas fire in focal point surround.

**KITCHEN:**

Double glazed windows to side and rear. Door to garden. Tiled floor. Fitted with traditional oak wall and base units, green worksurfaces and matching green one and a half bowl sink and drainer. Baxi wall mounted boiler for hot water and central heating. Under stair alcove storage area which is an ideal space for housing fridge freezer, plumbing for washing machine.

**STAIRS/LANDING:**

Carpet, access to fully boarded loft.

**BATHROOM:**

Double glazed window to rear. White suite comprising feature claw foot roll top bath with glass shower screen, Antique shower mixer taps and Triton shower unit over, vanity wash basin with storage cabinet beneath, low level w.c. Tiled walls, heated towel rail and built in airing cupboard with hot water cylinder.

**BEDROOM 1:**

Two double glazed windows to front, carpet, radiator, fitted wardrobes with dressing unit between and top cupboards. further bridge cupboards on opposite side of room and single fitted wardrobes forming recess for double bed.

**BEDROOM 2:**

Double glazed window to rear, radiator, carpet.

**GARDEN:**

Fully enclosed rear courtyard style garden designed for easy maintenance. Fully paved and fenced with rear gate, outside water tap.

**PARKING:**

Please note there is no off street parking available at the property. There is a parking permit scheme in operation which allows street parking in this road, Clarendon Road and East Terrace.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band B: £1,800.34

The Property is located within the Milton Place Conservation Area





**BROADBAND/MOBILE AVAILABILITY:**

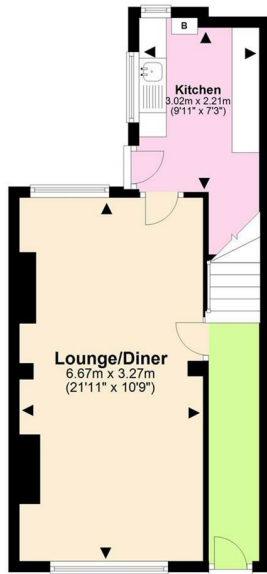
BROADBAND Networks in your area - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area: EE, Three

MOBILE: Indoor : EE, Three, O2, Vodafone for Voice & Data  
 Outdoor: EE, Three, O2 & Vodafone for Voice, Data and Enhanced Data

This information has been provided by Ofcom on 11th April 2024



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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