



30, Ridgeway Avenue,
Gravesend, DA12 5BB

£330,000



- Two Bedroom Semi-Detached Bungalow
- Garage and Gardens
- Desirable Location
- No Onward Chain



30 Ridgeway Avenue, Gravesend, , DA12 5BB



LOCATION:

Located in the popular Singlewell area of Gravesend, Ridgeway Avenue is only a short walk away from local shops and facilities. Its prime location also offers excellent transport links with a short drive to the A2 with links to M2 and M25 and within 7 miles of Bluewater Shopping Centre. Gravesend train station is around 1.5 miles away and offers a high speed service to St Pancras in approximately 23 minutes or you can travel on the domestic line to London or the Kent Coast. Ebbsfleet Intentional Railway Station also offers a high speed service to St Pancras London in just 17 minutes. If you are a keen golfer, Mid Kent Golf Club is just down the road. If you are looking for education, there is a large selection of primary, secondary and Grammar schools, along with further education at North Kent College. For sports enthusiasts, Cascades Leisure Centre, Cygnet Leisure centre and the Cyclo Park are all within easy access. If you prefer a walk in the park then Jeskyns Country Park and Shorne Country Park are both nearby.



DESCRIPTION:

If you are looking for a bungalow, then consider this two bedroom semi detached property. Ideally situated in a popular location, the bungalow comprises a small porch leading into an L shaped hall, lounge with double glazed patio doors leading out to the rear garden, a decent size kitchen/diner, two double bedrooms, bathroom and separate w.c.. Outside space includes gardens front and rear, and a garage to the side accessed by a shared drive. There is the potential to create additional parking to the front boundary if required. Benefiting from Gas Central heating, uPVC double glazed windows and uPVC soffits and fascers. Viewing is highly recommended to appreciate just what is on offer here.

FRONTAGE:

The front garden is mostly laid to lawn with flower borders, shrubs and bushes. Retaining wall. The bungalow is accessed from the side drive.

PORCH:

Single glazed double doors, quarry tiled floor, glazed inner door leading into:

HALL:

An L shaped hall with carpet, access to loft, radiator, large airing cupboard housing hot water cylinder and immersion heater. Built in cupboard with shelving and gas meter.

LOUNGE:

uPVC Double glazed patio doors to rear garden, carpet, radiator, gas fire.

KITCHEN/DINER:

Double glazed window and door to rear. Vinyl flooring, radiator, Baxi boiler for hot water and central heating. Stainless steel sink and drainer with double cupboard under. Further wall and base cupboards, work surfaces. Large double fronted cupboard with plenty of storage space.

BEDROOM 1;

A sizeable double room with double glazed window to front, carpet, radiator, fitted mirror front wardrobe.

BEDROOM 2:

Another large double room with double glazed window to front, carpet, radiator.

BATHROOM:

Double glazed window to side, white suite comprising panelled bath with shower mixer taps, vanity wash basin with storage under, part tiled walls, carpet, radiator.

SEPARATE W.C.:

Double glazed window to side, white low level w.c., vinyl floor.

REAR GARDEN:

Concrete patio area, lawn, various shrubs and bushes, timber storage shed to rear. Side access leading out to drive way.

GARAGE:

There is a garage to the side with up & over door, Accessed via the shared drive to the side of the property.

TENURE:

Freehold



LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band D - £2187.91 For 2024 -2025

SERVICES:

Gas, Electricity, Mains Drainage, Mains Water.

BROADBAND/MOBILE AVAILABILITY:

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

MOBILE AVAILABILITY: INDOOR:

VOICE DATA

- EE Limited Limited
- Three Limited Limited
- O2 Limited Limited
- Vodafone Likely Limited

OUTDOOR:

- VOICE DATA
- EE Likely Likely
- Three Likely Likely
- O2 Likely Likely
- Vodafone Likely Likely

This information has been provided by Ofcom on 7th May 2024

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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