



40, Mayfield Road,
Gravesend, DA11 0JP

£225,000



- Renovation Opportunity
- Original Features
- Two Double Bedrooms
- Two Reception Rooms



40 Mayfield Road, Gravesend, Kent, DA11 0JP



DESCRIPTION :

If you are looking for a project home, to do up and make your own, then this one could be right up your street. Comprising two separate reception rooms, kitchen with access to a lean to, two double bedrooms and a first floor bathroom. The property benefits from feature fireplaces to the principle rooms and the original internal panelled doors. Boasting a west facing rear garden with double gates for vehicle access.

LOCATION:

Mayfield Road is a popular tree lined residential road and is an ideal location situated within 0.6 miles of Gravesend Railway Station and the town centre, whilst Ebbsfleet International railway station is within 1.5 miles making it perfect for commuters. Perry Street with all its independent shops, supermarkets and facilities is within just a few minutes walk and it is within the catchment area of local primary, secondary and grammar schools. There are local doctors surgeries and dentists nearby and is within easy access of Gravesham Community Hospital. If you fancy some retail therapy, then the renowned Bluewater Shopping complex, with all its shops and cafe bars and restaurants is just a short car/bus ride away. The A2 with links to the M2, M20 & M25 is also easily accessible.



FRONTAGE:

Retaining wall and gate, modest frontage setting property back from pavement, path leading front door.

HALL:

Aluminium double glazed front door, laminate floor.

RECEPTION 1:

Aluminium double glazed window to front, picture rail, feature fire place, electric smart meter within cupboard.

RECEPTION 2.

Aluminium double glazed window to front, under stair storage cupboard, fire place with cast iron grate. Door to:

KITCHEN :

Window to rear, stainless steel sink & drainer with cupboard under, aluminium double glazed door to side leading into lean to:

LEAN TO:

This would make an ideal utility area. uPVC infills to one side, sky light window double glazed door to rear garden. Access to:

W.C.:

Low level w.c.

STAIRS/LANDING:

Stairs leading to first floor, with hand rail, access to loft.

BEDROOM 1:

Aluminium double glazed window to front, alcove cupboard, feature fire place.

BEDROOM 2:

Aluminium double glazed window to rear, built in cupboard, feature corner fireplace.

BATHROOM:

Aluminium double glazed window to rear, panelled bath, pedestal wash basin, low level w.c., built in airing cupboard with hot water cylinder and immersion heater.

GARDEN:

Westerly aspect rear garden, laid to concrete, fenced each sides, double gates and a single gate providing rear access, timber shed to rear of house.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: B -£1,701.71 per year

PARKING:

We understand there is a residents permit parking scheme in operation. Permits can be obtained from Gravesham Borough Council. Restricted parking between 12 noon-1pm.





BROADBAND/MOBILE PROVIDERS:

Broadband Providers. We understand Open Reach, Netomnia, Virgin Media. You may also be able to obtain fixed wireless access EE.

Mobile Providers EE, Three, 02, Vodafone provide both voice and data for indoor and outdoor use. We understand 5G is predicted to be available from EE, Three, 02, Vodafone for out door use only.

This information has been provided by Ofcom on 16th July 2024.

NOTE:

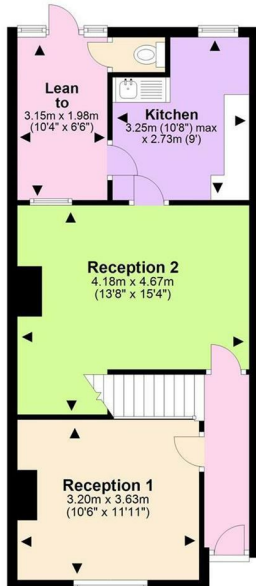
There is no gas to the property and no central heating here.

UTILITIES:

Mains electricity, water and drainage.



Ground Floor



First Floor



Energy Efficiency Rating

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