



6, Thistledown,  
Gravesend, DA12 5ET

£290,000



- Two Bedroom House with garden
- Conservatory
- Upstairs Shower Room
- Garage





## 6 Thistledown, Gravesend, , DA12 5ET



### LOCATION:

Nicely positioned on the ever popular Hever Farm development at Singlewell, Gravesend, offering excellent transport links including bus services to the town centre and Bluewater Shopping Complex, commuter coach service to London, easy access onto the A2, M2, M20 & M25 motorway links, Gravesend mainline railway station which offers a high speed service to St Pancras, London in approximately 22 minutes or you can take the domestic train to London or the Kent Coast. Ebbsfleet International Railway Station is also just a short ride away where you can take the fast train and be at St Pancras, London in just 17 minutes, making it a perfect location for commuters to live. There are local shops within just a minutes walk where you can pick up your everyday essentials. Singlewell Primary School is practically on the doorstep which caters for Reception through to year 6 and of course there are secondary and grammar schools. If you enjoy a walk in the Park, then Jeskyns Country park is close by. For sporting activities the Cyclo Park which offers a variety of activities or Cascades Leisure Centre which are both near by.





#### DESCRIPTION:

This two bedroom terrace house is sure to be a hit, particularly with first time buyers. Offering no onward chain the property is well appointed and presented throughout and boasts solid wood flooring throughout the hall and living room. The kitchen is well fitted and includes, built in oven, hob, extractor and integrated fridge freezer. The living room leads into a double glazed conservatory which currently serves well as a dining room. There are two double bedrooms, the master with fitted wardrobes along one wall and last but not least a superb shower room. The property is double glazed throughout and benefits from Gas Central Heating. The rear garden is designed for minimal maintenance and there is a garage en-bloc and potential for off street parking to the front of the house subject to planning permission.

#### FRONTAGE:

The property boasts a long front garden which is laid to lawn with foot path leading to front door. Integral bin store also housing gas & electric meters. There is ample space and potential for off street parking to the front subject to planning permission.

#### HALL:

Double glazed front door, wood flooring under stair storage cupboard. Electrical fuse board.

#### KITCHEN:

Double glazed window to front, tiled floor. Well fitted with a range of wood wall and base cupboards, black work surfaces, stainless steel sink and drainer, Indesit electric oven, Belling ceramic electric hob with Whirlpool stainless steel canopy extractor hood above, integrated fridge/freezer, integrated washing machine and space for slimline dishwasher. Concealed boiler within matching cupboard for hot water and central heating. (We are advised by the owners, the integrated appliances will remain).

#### LOUNGE:

Wood flooring, radiator, double glazed patio doors leading into conservatory.

#### CONSERVATORY:

An ideal extension creating extra living accommodation to create a place to dine. Double glazed windows each side, double glazed double doors leading out to rear garden, radiator, carpet with vinyl flooring beneath.

#### STAIRS/LANDING:

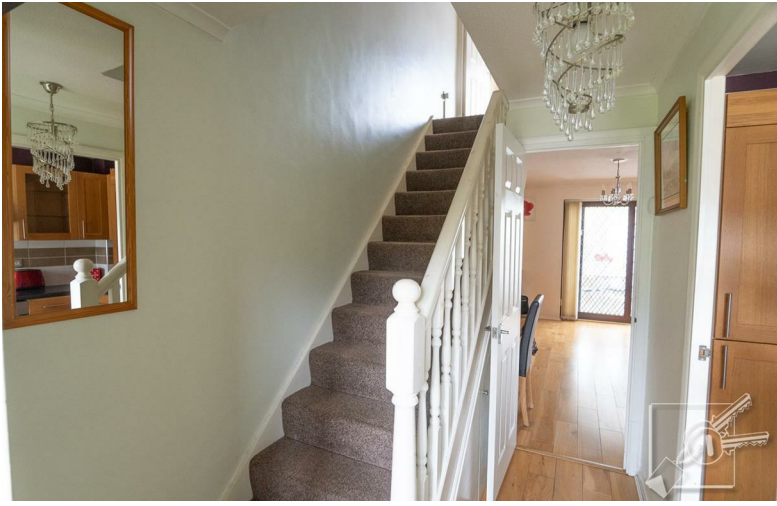
Carpeted staircase, access to loft, airing cupboard with hot water cylinder.

#### BEDROOM 1:

A double room with double glazed window to front, carpet, radiator, fitted wardrobes along one wall.

#### BEDROOM 2:

A double room with double glazed window to rear, carpet, radiator.



### SHOWER ROOM:

Modern white suite comprising corner shower cubicle, pedestal wash basin, low level w.c.. Inset ceiling spot lights, tiled walls and floor, heated chrome towel rail.

### GARDEN:

Fully paved and designed for easy maintenance, fenced each side and to rear, with gate to rear pedestrian alley way.

### TENURE:

Freehold

### LOCAL AUTHORITY

Gravesham Borough Council

Council Tax Band C - £1944.81 2024/2025

### SERVICES:

Mains gas, electricity, water and drainage.

### BROADBAND/MOBILE PROVIDERS:

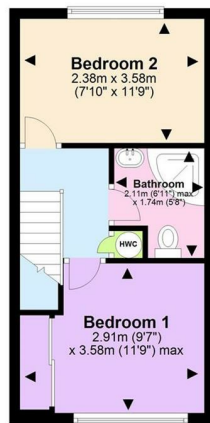
Broadband networks in the area - BT Virgin Media with standard, superfast and ultrafast connectivity. EE, O2 and Vodaphone report limited indoor service and Three with 'Likely' coverage indoors - outside, EE, THree, O2 and Vodaphone claim likely coverage for both voice and data coverage.



Ground Floor



First Floor



### Energy Efficiency Rating

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