



16, Mead Road,
Gravesend, DA11 7PP

£280,000



- Two Bedroom Victorian Terrace House
- Separate Lounge & Dining Room
- Modern Fitted Kitchen with Integrated Appliances
- Ideal First Purchase



16 Mead Road, Gravesend, , DA11 7PP



DESCRIPTION:

Welcome to Mead Road where we offer this attractive Victorian style terrace house which is modernised inside; making this traditional house into a beautiful modern home. A wonderful purchase, the property comprises, lounge, separate dining room, a modern fitted kitchen with built in oven, hob, integrated dishwasher and fridge. The bathroom is on the ground floor and there are two double bedrooms upstairs. Benefiting from Gas Central Heating and double glazing throughout, there is rear garden which offers that all important outside space. Take a look inside to appreciate just what is on offer and with no onward chain, you could move in soon.



LOCATION:

This property is in prime location for so many amenities that Gravesend has to offer including local shops, located just around the corner including a Post Office and a Pharmacy. Gravesend Town Centre and mainline railway station are within easy access. Offering excellent transport links including easy access onto the A2, M2, M20 & M25 motorway links, high speed train to St Pancras London in just 22 minutes from Gravesend station or you can travel to Charing Cross, London or the Kent Coast on the domestic line. Ebbsfleet International Railway Station offers a high speed service to St Pancras, London in only 17 minutes. If you prefer you can travel on the local commuter coach to London, making this an ideal location for commuters.

It is in the catchment area for a choice of good schools including

Saint George's Church of England School Primary and Secondary - Ofsted Rating: Good | Distance 0.25miles.

Mayfield Grammar School - Ofsted Rating: Outstanding | Distance 0.6miles

Gravesend Grammar School - Ofsted Report: Outstanding | 0.91miles

Plus another 13 schools within a 1mile radius.

National Rail Stations |

Gravesend Rail Station 0.84 miles

Northfleet Rail Station 2.17 miles

It is only a 3 minute walk from the very popular Woodlands park very popular with families and dog walkers and Mid Kent Golf course is just up the road for Golf enthusiasts.



FRONTAGE:

Retaining wall and gate. A modest frontage sets the property neatly back from the pavement.

ENTRANCE:

Red front door leading into:

LOUNGE:

Double glazed window to front, laminate flooring radiator, handy built in storage cupboard to chimney breast, alcove cupboard housing gas meter.

DINING ROOM:

Double glazed window to rear, radiator, laminate floor, under stairs storage cupboard, handy built in storage cupboard to chimney breast.

KITCHEN:

Double glazed window to side, double glazed door to side giving access to rear garden. Fitted with a range of white wall and base cupboards with complimentary black work surfaces, round stainless steel sink and drainer, Integrated dishwasher and fridge. Built in gas hob with Zanussi extractor hood above and built in oven. Tiled walls and inset ceiling spot lights.



LOBBY:

Wall mounted Baxi boiler for hot water and central heating. Access to bathroom.

BATHROOM:

Double glazed window to side, tiled floor. White suite comprising P bath with shower over, pedestal wash basin, low level w.c., tiled walls, heated towel rail.

STAIRS/LANDING:

Staircase leading to first floor.

BEDROOM 1:

Double glazed window to front, carpet, radiator.





BEDROOM 2:

Double glazed window to rear, carpet radiator.

GARDEN:

Walled to rear, fenced both sides, artificial lawn for low maintenance enjoyment.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1,701.71 per year

SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

BROADBAND/MOBILE NETWORK PROVIDERS:

BROADBAND: Openreach, Virgin Media and Netomnia are likely to provide Standard, Superfast and Ultrafast services. You may be able to obtain broadband service the following Fixed Wireless Access providers covering this area.:

EE and Three.

MOBILE PROVIDERS: Indoor Use: EE & Vodafone are lead to provide limited voice and data services from this area. Three and O2 are likely to provide a service. For outdoor we understand EE, Three, Vodafone and O2 are likely to provide voice and data services. 5G is predicted to be available in this area for out door use only, from: EE, Three, O2 and Vodafone



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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