



32, Rosebank Gardens,
Gravesend, DA11 8RZ

Offers Over £320,000



- 2 double bedroom house
- Ensuite to Main Bedroom
- Conservatory with Heating and Air Conditioning
- Garage and Off Street Parking



32 Rosebank Gardens, Gravesend, , DA11 8RZ



LOCATION:

Facing a green open space and situated on a walkway, this beautiful 2-bedroom terrace is a hidden gem. It is within close proximity of Copperfield Academy primary and close to Northfleet Technology College and Northfleet School for Girls, as well as being in the catchment area for Mayfield Grammar School and Gravesend Grammar School. Gravesend town centre is within easy access, with its large number of shops, pubs and restaurants. Gravesend railway station is just 1.2 miles away, offering a high speed service to St Pancras, London in just 23 minutes. or you can take the domestic train to London, Medway Towns or the Kent Coast. Perry Street is a short walk away providing plenty of shops and amenities where you can pick up your day to day essentials. Ebbsfleet International Railway Station is within 1.2 miles where you can take the high speed train to St Pancras in just 17 minutes. The A2, M2, M20 and M25 motorway links are all easily accessible. if you are looking for sporting activities, then Cygnet Leisure centre is nearby.



DESCRIPTION:

This well presented two double bedroom terraced house should be at the top of your viewing list. Ready to move in to - the property comprises a lounge, kitchen/diner, conservatory with air conditioning unit, two double bedrooms, the master with an en-suite wet room and a family bathroom odd the landing. The property is heated by gas central heating and is double glazed throughout. An easy to maintain garden offers that all important outside space and there is a single garage en-bloc with a designated parking space in front of the garage. This home is being offered with no onward chain complications.

FRONTAGE:

A small garden with shallow steps and handrail leading to the Upvc front door.

HALLWAY:

A welcoming hallway with wooden flooring. Entrance to the lounge to the left, and carpeted stairs to the first floor of the property. The perfect space to kick of your shoes and hang your coat up after a long day.

LOUNGE:

Double glazed window to the front of the property. Electric fire set within a fireplace and mantelpiece. Radiator. Carpeted floor.

KITCHEN/ DINER:

Oak effect shaker style wall and floor kitchen units with black marble effect square top work surface. Space for single fridge/freezer. Integrated oven, incorporating grill and hob. with extractor hood over .1 .5 bowl sink and drainer. Localised tiling. Double glazed window to rear of the property. Sizeable under stairs storage cupboard housing meters. Open to:

CONSERVATORY:

A perfect space to relax with double glazed windows to the side and rear of the property. French doors to the rear of the property. Radiator. Air conditioning unit. Carpeted floor.

Carpeted staircase leading to first floor, loft access. Large storage cupboard with radiator - an ideal airing cupboard. Doors to:

BEDROOM 1:

Double glazed windows to the front of the property. Carpeted floor, radiator. Built in wardrobe. Access to:

EN-SUITE WET ROOM:

A wet room consisting of white low level w.c., hand basin and shower area. Double glazed window to the front of the property, radiator.

BEDROOM 2:

Double glazed window to the rear of the property, built in wardrobe. Radiator. Carpeted floor.

BATHROOM:

Modern white suite consisting of vanity wash basin with storage, low level w.c. and panelled bath with shower over and glass screen. Double glazed window to the rear of the property. Vinyl floor tiling. Tiled walls, heated towel rail.

REAR GARDEN:

A walled garden comprising of timber decking, artificial lawn and planter at the bottom. with Red Robin bushes.



GARAGE EN-BLOC:

A single garage with up & over door and additional parking at the front of the garage for one car.

TENURE:

Freehold.

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band D - £2,187.91 2024/2025

SERVICES:

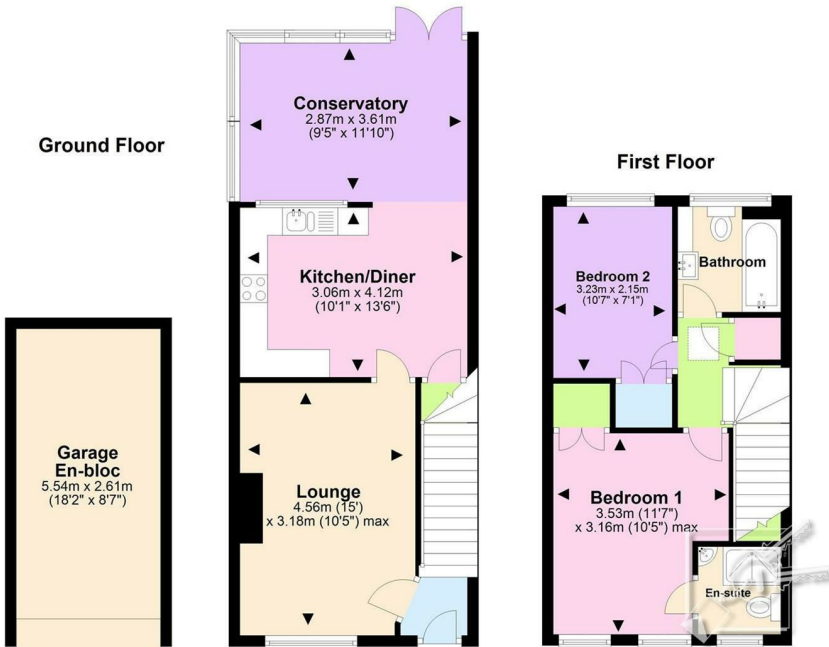
Mains water, mains drainage and electric. mains gas.

BROADBAND AND MOBILE AVAILABILITY:

BROADBAND NETWORK PROVIDERS: We understand Netomnia, Virgin Media & Openreach provide Standard, Superfast and Ultrafast services.

Phone: We understand Three, O2 & Vodaphone provide good indoor voice & data. EE, Three, O2 & Vodaphone are predicted to provide good outdoor coverage. In addition, EE, Three, O2 & Vodaphone provide 5G for outdoor use only.

This information has been provided by Ofcom on 5th August.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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