



47, Apsledene,
Gravesend, DA12 5EE

£300,000



- SOLD BY SEALEYS WALKER JARVIS
- Double Glazed Conservatory To Rear
- Porch Extension to Front
- Garage En Bloc

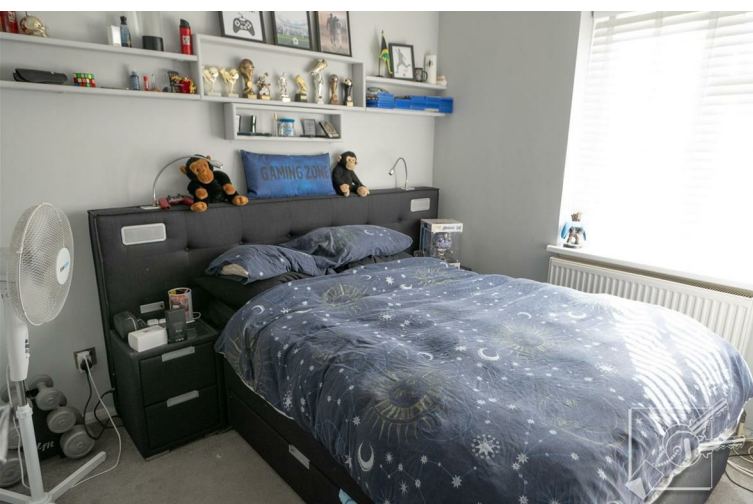


47 Apsledene, Gravesend, , DA12 5EE



DESCRIPTION:

We are pleased to bring to market this three bedroom terrace house, situated on the ever popular Hever Farm Estate. The house has been home to the current vendors for the last six years and now it is time for them to move on. Always popular with first time buyers and young families, this property boasts a porch extension, welcoming you into the house and provides an ideal space to kick off your shoes and coats and a large double glazed conservatory to the rear, which would make the perfect space for creating a dining room. The modern style kitchen comes complete with oven and hob and the main living room is an ideal place to relax with family and friends. Upstairs you will find the bathroom, two double bedrooms and a box room which is perfect for a small child or a study. The rear garden is fully decked, offering that all important outside space. Other benefits include Gas Central Heating, double glazing and a garage en-bloc. Viewing highly recommended.



LOCATION:

Situated on a pleasant walk way on the 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 and Gravesend mainline railway station which offers a high speed service to St Pancras, London in approximately 22 minutes. Alternatively 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.

FRONTAGE:

Open plan frontage with concrete foot path leading to porch and lawn each side of footpath.

PORCH:

Brick built with double glazed windows each side, double glazed front door, pitched tiled roof. Integral storage cupboard housing gas and electric meters. UPVC inner door to:

HALL:

Carpet, radiator, under stair storage cupboard, electrical consumer unit.

LOUNGE:

Carpet, two radiators, double glazed French doors opening into conservatory.

CONSERVATORY:

Double glazed windows over a dwarf wall and double doors leading out to rear garden,

KITCHEN:

A modern fitted kitchen with gloss finish wall and base cupboards, black work surfaces. Beko induction electric hob, built in oven, one and a half bowl sink and drainer, plumbed for washing machine and slimline dishwasher. Local tiling to walls. Vaillant boiler for hot water and central heating. Double glazed window to front.

STAIRS/LANDING:

Carpet, spindle balustrade with hand rail, access to loft, built in cupboard.

BEDROOM 1:

Double glazed window to rear, carpet radiator.

BEDROOM 2:

Double glazed window to front, carpet, radiator, built in cupboard.

BEDROOM 3:

Double glazed window to front, carpet, radiator.

BATHROOM:

Modern white suite comprising panelled bath, pedestal wash basin, low level w.c. Tiled walls, radiator, vinyl flooring.

GARDENS:

Easy to maintain fully timber decked garden with fencing.



GARAGE:

There is a single garage en-bloc, close to the property. There are also off road parking areas which offer unrestricted parking on a first come first served basis.

TENURE:

Freehold.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £1944.81

SERVICES:

Mains Gas, Mains Electric, Mains Drainage, Mains Water.

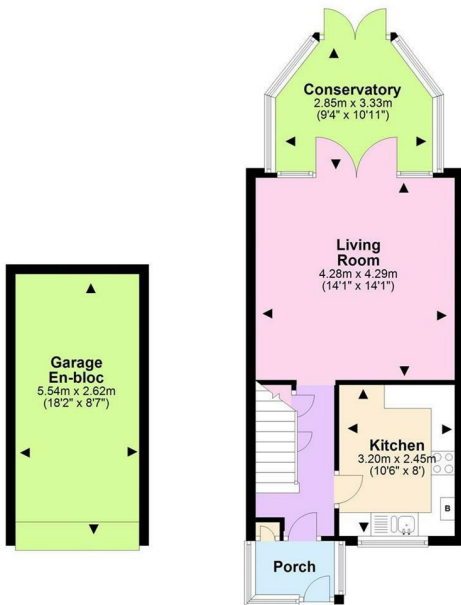
BROADBAND/MOBILE NETWORKS:

BROADBAND NETWORKS: We understand Openreach and Virgin Media provide Standard, Superfast and Ultrafast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE, Three

MOBILE NETWORKS: For Indoor Use we understand Three is likely to provide indoor voice and data, whilst, EE, O2, & Vodafone provide limited service. 5G is predicted to be available around your location from the following providers: EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	74	
(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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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.