



10, St. Margarets Crescent,

£375,000



- Three Bedroom Semi Detached House
- Extended Dining Area, Garage
- Generous Sized Accommodation
- Off Street Parking for Two Cars, No Chain



10 St. Margarets Crescent, Gravesend, , DA12 4EH



LOCATION:

St Margarets Crescent is situated off of St Hildas Way, Gravesend, in a residential location of similar style properties. It is in the catchment area for primary, secondary and grammar schools and North West Kent College for further education is within walking distance, making it an ideal location for families. The A2 lies 1.3 miles away with links to London the M25 and The South. Gravesend Station is just over 2 miles away with excellent links to London (Gravesend to London St. Pancras around 23 minutes), whilst Ebbsfleet International Station provides a high speed service to St Pancras in just 17 minutes. For those who prefer to travel by coach there is a commuter coach service which travels to London and there us also a bus service, where you can travel to Gravesend, Bluewater and Dartford. There is a parade of local shops on Freeman Road which is just a few minutes, where you can pick up your every day essentials or there are local shops at Valley Drive and Riverview Park which are just a short car ride away. There is a Doctors surgery in St Gregory's Crecent which is just a five minute walk.

DESCRIPTION:

Welcome to this attractive three bedroom extended semi detached house would ideally suit a young family, we think you will agree it offers good size accommodation. Chain free, the property comprises generous size living room opening into an extended dining area, a decent size fitted kitchen with built in oven & hob, three good size bedrooms, modern bathroom and separate w.c. The house is heated by Gas Central Heating and the windows are double glazed. The rear garden offers that all important outside space. You will have no problem parking as there is off street parking on the block paved frontage for two cars and a garage situated in the rear boundary.



FRONTAGE:

Block paved frontage with dropped curb providing plenty of off street parking for two cars, steps leading down to front door. Gravelled area with stepping stones, various shrubs and bushes including lavender and rosemary. Side gate leading to rear of house.

ENTRANCE LOBBY:

Composite front door with double glazed windows, radiator with cover. Door to:

LOUNGE:

Double glazed window to front, laminate floor, two radiators, built in storage cupboard, access to kitchen and open to:

DINING AREA:

An extension to the property with double glazed window to side and double glazed double doors leading out to the rear garden. Continued laminate flooring, radiator.

KITCHEN:

An L shaped fitted kitchen with double glazed windows to side and rear, double glazed door to garden. Fitted with an extensive range of Cherrywood Style wall and base units with ample work surfaces, stainless steel one and a half bowl sink and drainer. Inset Hotpoint gas hob with canopy extractor hood above and built in Creda Hotpoint oven, under counter space and plumbing for washing machine, spaces for under counter fridge, freezer and tumble dryer, plumbing and space for under counter dishwasher. Local tiling to walls, laminate flooring, under stair storage cupboard. Cupboard housing Ideal boiler for hot water and central heating.

STAIRS/LANDING:

Carpeted stair case to first floor, access to loft.

BEDROOM 1:

A double room with double glazed window to front, laminate floor, radiator, fitted wardrobes along one wall providing ample hanging and shelving space. Built in cupboard over the stairwell.

BEDROOM 2:

Double glazed window to front, carpet, radiator, built in storage cupboard, extending back over the stair well.

BEDROOM 3:

Double glazed window to rear, Bamboo flooring, radiator, built in storage space.

W.C.:

Double glazed window to rear, vinyl floor covering, back to wall w.c. with concealed cistern, tiled walls.

BATHROOM:

Double glazed window to side, white suite comprising space saver panelled bath with shower over and glass shower screen, vanity wash basin with cabinet beneath. Radiator, vinyl flooring, tiled walls.

REAR GARDEN:

An attractive 60' deep (approx) rear garden. Walled one side and fenced to other, paved patio area, gravelled area, lawn, flower beds, mature shrubs trees and bushes, two timber sheds, water tap, rear gate leading to rear vehicle alley way, side gate leading to front garden.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £1,944.81 per year

SERVICES:

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





BROADBAND & MOBILE AVAILABILITY

Openreach, Netomna & Virgin Media report availability for Standard, Superfast and Ultrafast broadband connectivity here. We understand that the vendors are currently connected to Virgin.

Mobile networks for indoor coverage:

- Provider Voice Data
- EE Limited Limited
- Three Limited Limited
- O2 Limited Limited
- Vodafone Limited Limited

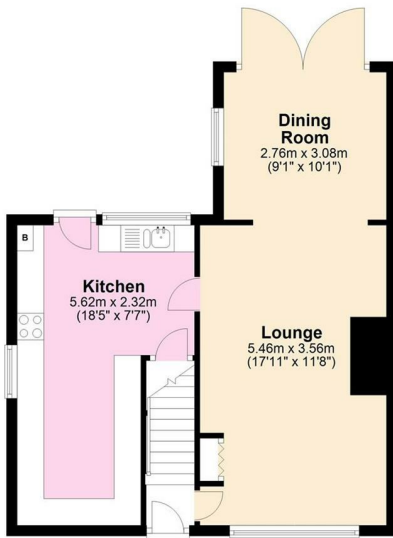
All report mobile and data coverage outside at this property.

Information supplied by Ofcom 10.09.2024

GARAGE:

Detached garage to rear of house within the boundary. Courtesy door to garden.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(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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