

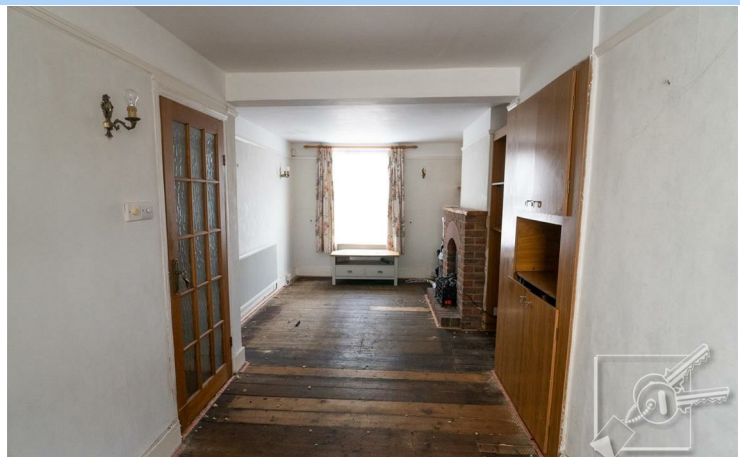


8, Stonebridge Road,
Gravesend, DA11 9DR

£220,000



- SOLD BY SEALEYS WALKER JARVIS
- Potential for Off Street Parking To Rear
- Close to Northfleet Station
- No Onwards Chain



8 Stonebridge Road, Gravesend, , DA11 9DR



LOCATION:

Stonebridge Road, Northfleet it is on the main bus route where you can travel to Gravesend town centre, the renowned Bluewater and Dartford. Ideal for commuters, Northfleet Railway Station, is within a few minutes walk, whilst Gravesend mainline railway station is within easy access where you can catch the domestic train to Charing Cross, London or take the high speed train to St Pancras, International, London arriving in just 23 minutes or you can travel from Ebbsfleet International railway station on the high speed train and be in London within just seventeen minutes. The A2 & M2 are easily accessible for those that drive. It is also perfect for families as it is within the catchment area for multiple primary and secondary schools. There are shops and facilities within walking distance where you can pick up your your every day essentials.

DESCRIPTION:

If you are looking for somewhere to do up and make your own, then this three bedroom terrace could be right up your street. Offering heaps of potential for improvement and a complete blank canvas to create your dream home this house is certainly worth a viewing. The accommodation comprises a lounge/diner, modern fitted kitchen, ground floor wet room which is currently designed for disabled use, two double bedrooms and a single bedroom. Outside there is a good size Southerly aspect rear garden, with potential to create off street parking within the boundary. With some careful thought and imagination this property could make a perfect home.



FRONTAGE:

Set back from the road with a small front garden comprising small garden. Communal gate shared with a neighbour and concrete pathway leading to UPVC front door.

PORCH:

A welcoming space for kicking of your shoes and hanging up your coat. Door leading to:

HALLWAY:

Carpeted floors radiator. Doorway leading to:

LOUNGE/DINER:

A spacious room with exposed floorboards. Double glazed windows to both the front and rear Brick built fire place radiator fitted shelving.

KITCHEN:

Fitted with cream gloss floor and wall cupboards with wood effect square top work surface. plumbing and space space for washing machine, space for cooker. Stainless steel 1.5 sink with mixer tap. Double glazed window to side, under stair cupboard, laminate tile flooring, Ideal combi boiler for hot water and central heating.

LOBBY:

Door to side leading into lean to and door to:

WET ROOM:

A wet room designed with easy access in mind for disabled use. White suite comprising,; walk in shower cubicle with electric power shower and fitted mobility seat. Low level w.c. and pedestal wash basin. Double glazed window to the rear of the property. Tiled walls and laminate flooring. Radiator.

LEAN-TO:

A bright room with windows on each side currently used as a small potting shed. One door leading to a small courtyard area, with another door leading outside to the garden.

STAIRS/LANDING:

Leading to first floor.

BEDROOM 1:

A double bedroom at the front of the property with carpeted floor and radiator. Double glazed window facing the front of the property. Fitted wardrobes and a vanity unit opposite providing storage.

BEDROOM 2:

A double bedroom with carpeted floor. Double glazed window to the rear, alcove cupboards each side of chimney breast Radiator.

BEDROOM 3:

Carpeted floor, radiator. Double glazed window to rear, built in cupboard.

REAR GARDEN:

A good size southerly aspect rear garden requiring landscaping., mature shrubs and bushes.. Rear gate leading out to rear vehicle access. There is potential to create off street parking within the rear boundary.

PARKING:

There is potential for off street parking to the rear of the property accessed via a rear vehicle service road.

LOCAL AUTHORITY:

Gravesham Borough Council - Band B
£1701.71 2024/2025

TENURE:

Freehold





UTILITIES:

Mains water, drainage, gas and electricity.

BROADBAND:

Openreach report availability for Standard and Superfast broadband connectivity here

Mobile networks for indoor coverage:

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Limited Limited

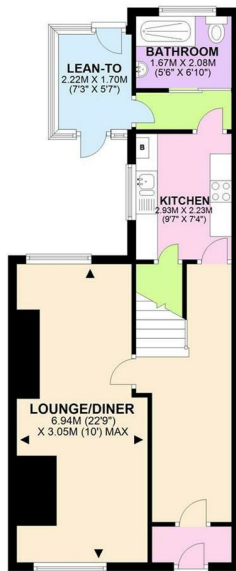
Vodafone Limited None

All report mobile and data coverage outside at this property.

Information supplied by Ofcom 09.09.2024



GROUND FLOOR
APPROX. 51.2 SQ. METRES (561.5 SQ. FEET)



FIRST FLOOR
APPROX. 36.8 SQ. METRES (396.4 SQ. FEET)



TOTAL AREA: APPROX. 88.1 SQ. METRES (947.9 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(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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