



11, Wye Road,
Gravesend, DA12 5QT

£380,000



- SOLD BY SEALEYS WALKER JARVIS
- Downstairs cloakroom
- Two Reception Rooms & Conservatory
- Garage & Potential Off Road Parking STNPP



11 Wye Road, Gravesend, Kent, DA12 5QT



PROPERTY DESCRIPTION

Come and view this well presented three bedroom mid terrace house located in the desirable Wye Road, Gravesend. The extension of the property provides a conservatory and downstairs wc, in addition to two receptions and a kitchen. The garden is long allowing for plenty of play/entertaining space. To the first floor are three bedrooms and a bathroom with bath and separate shower. To the exterior are gardens to the front and rear and a garage. The property benefits from double glazing and central heating.

LOCATION

Wye Road is a small popular residential road between Valley Drive and Whitehill. Good public transport links with bus stops nearby with services going to the town centre and Bluewater shopping centre. Approximately 1.5 miles to the A2 and 1.5 miles to Gravesend train station with high speed links to St Pancras (journey time around 25 minutes). Very close to an array of local amenities, shops and food outlets plus much more.



FRONTAGE

The front garden is slightly terraced and paved with a footpath leading to the front porch door. This frontage has the potential to be converted into further parking with the usual Planning.

PORCH

A small porch, ideal for storing outdoor clothing and shoes with door leading into the entrance hall.

ENTRANCE HALLWAY

Stairs leading up to the first floor. Two generous understairs cupboards providing storage and housing the meters.

KITCHEN

Base and wall units to rear and side walls, contrasting worksurfaces with stainless steel sink and drainer, built in gas four ring hob and electric oven built in below and extractor over. Wood effect laminate flooring with localised tiling to walls.

DOWNSTAIRS CLOAKROOM

With a large window to the rear, downstairs cloakroom with wc and wash handbasin.

CONSERVATORY

The half glazed conservatory spans the whole width of the house with the exception of the downstairs wc with a door leading to a few small steps out to the rear gardens.

FIRST FLOOR LANDING

A large landing with doors leading to all rooms

BATHROOM

A large part tiled bathroom with large storage cupboard housing the central heating boiler (Worcester), white bathroom suite comprising bath, with mixer taps and handheld shower head, sink and toilet. Large walk in shower, fully tiled. Heated towel rail.

BEDROOM 1

A large bedroom at the front of the property with large window flooding the room with light. Double built in sliding mirror wardrobes.

BEDROOM 2

Another generous double bedroom with built in double wardrobes and window overlooking the rear garden.

BEDROOM 3

A single bedroom at the front of the property with large window.

REAR GARDEN

A long garden, mainly laid to lawn leading to the rear garage which is accessed at the end of the terrace in Wye Rd or in Thomas Drive.

GARAGE

Situated at the end of the garden and accessed from either Thomas Drive/Wye Road. Up and over door.





UTILITIES

Mains Gas, Electricity, Water and Drainage

LOCAL AUTHORITY

Gravesham Borough Council

Council Tax Band: C £1994.812024/2025

TENURE

Freehold

MOBILE/BROADBAND COVER

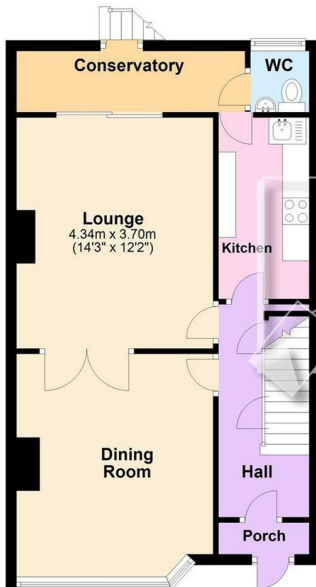
Networks in your area - Netomnia, Virgin Media, Openreach: standard, superfast and ultrafast connectivity available here

EE, Three, O2 and Vodafone report signal externally and internally EE and Three suggest likely cover - O2 and Vodafone state limited cover for mobile availability.

Information supplied by Ofcom 23.09.2024



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



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.