



44, Bucks Cross Road,
Gravesend, DA11 7ES

£350,000



- Three Bedroom Semi Detached House
- Two Reception Rooms
- Generous Size Rear Garden
- No Onward Chain



44 Bucks Cross Road, Gravesend, , DA11 7ES



DESCRIPTION:

This three bedroom semi detached house offers substantial size family accommodation, including a porch which ideal for kicking off your shoes and boots before entering the hall, a decent size lounge, separate dining room leading into the kitchen, and a lean to/utility room with access to a convenient w.c. Upstairs are are two generous sized double bedrooms, a single bedroom and shower room. Most of the windows are double glazed and the house is heated by electric night storage heaters to the ground floor. The vendors have recently decorated the house and new carpets have been fitted. Being on a corner location, the gardens extending from the front to the side and the rear and there is a detached garage and an out building in the boundary.



LOCATION:

Bucks Cross Road is a popular residential area particularly with families looking for easy access to local schools including St Georges Church of England school, Shears Green Primary school, Northfleet School for girls and Northfleet technology college for boys. There are also Grammar Schools within the catchment area. There are shops local shops and facilities at Perry Street and a large Morrisons and Lidl just a few minutes away. It is within 0.7 miles from the A2 with links to M2 and M25. Gravesend train station is 2.1 miles away with excellent transport links to London (Gravesend to London St Pancras around 23 minutes) or you can travel from Ebbsfleet International railway station on the high speed train to Stratford, London and arrive in 17 minutes. Cygnet Leisure centre is close by if your into fitness and the Cyclo Park is also just down the road which hosts a choice of sporting activities.

FRONTAGE:

Retaining brick wall and gate, mature shrubs trees and bushes extending to side, paving slabs. Path to front door, side gate leading rear of property.

PORCH:

Brick built with side entrance door, tiled floor, opaque window to front and side, carved wood inner door to:

HALL:

Double glazed window to side, new carpet, electric storage heater, under stair cupboard with electricity meter and new electrical consumer unit.

LOUNGE:

Double glazed window to front, new carpet, electric night storage heater.

DINING ROOM:

Double glazed window to rear, new carpet, night storage heater, open door way leading into kitchen.

KITCHEN:

Double glazed window to rear, vinyl flooring. Fitted with a range of wall and base cupboards, ample rolled edge work tops, stainless steel one and a half bowl sink and drainer, inset electric Hotpoint ceramic hob and matching oven beneath, Homark extractor hood over hob. Local tiling to walls, double glazed door leading to:

UTILITY:

Window to side, door to garden, plumbing for washing machine, part vinyl floor, part Polycarbonate roof, door to:

W.C.

Opaque window to side, high level w.c., tiled floor.

STAIRS/LANDING:

New carpet, double glazed window to side, access to loft.

BEDROOM 1:

A double room with double glazed window to front, new carpet, fitted sliding door wardrobe along one wall.

BEDROOM 2:

A double room with double glazed window to rear, new carpet, built in airing cupboard with hot water cylinder, emersion heater and built in storage cupboard.

BEDROOM 3:

Double glazed window to front, new carpet, built in over stair cupboard.

SHOWER ROOM:

Double glazed window to rear, vinyl floor, white suite comprising shower cubicle with with triton shower over and glass screen, low level w.c., pedestal wash basin. Glen electric wall mounted heater, electric heated towel rail.





REAR GARDEN:

A generous sized rear garden with various established shrubs & bushes. Lawn and patios. Brick outbuilding attached to rear of house, outside water tap. Side gate leading to front and rear gate leading out to rear vehicle alleyway. Chain link fence to one side, fencing and hedges to other side.

GARAGE:

A detached garage sits within the boundary of the rear garden.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band C - £1944.81 for 2024 - 2025

SERVICES:

Mains Electric, Mains Drainage, Mains Water. We understand there is Gas in the road.

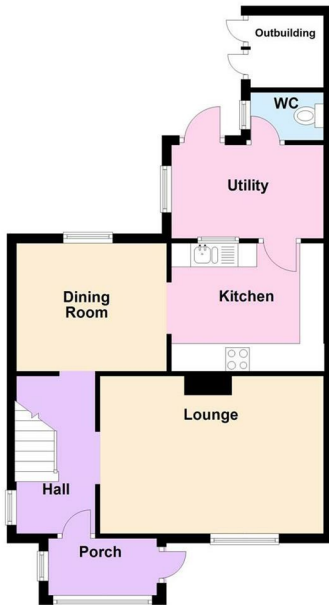
BROADBAND/MOBILE NETWORKS

BROADBAND: We understand the following networks are in this area: Openreach, Netomnia, Virgin Media. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE, Three

MOBILE AVAILABILITY: O2, EE, Three & Vodafone are likely to provide indoor and out door services in the area. 5G is predicted to be available in this location from the following provider(s): EE, Three, 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		
(81-91) B		
(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	

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.