

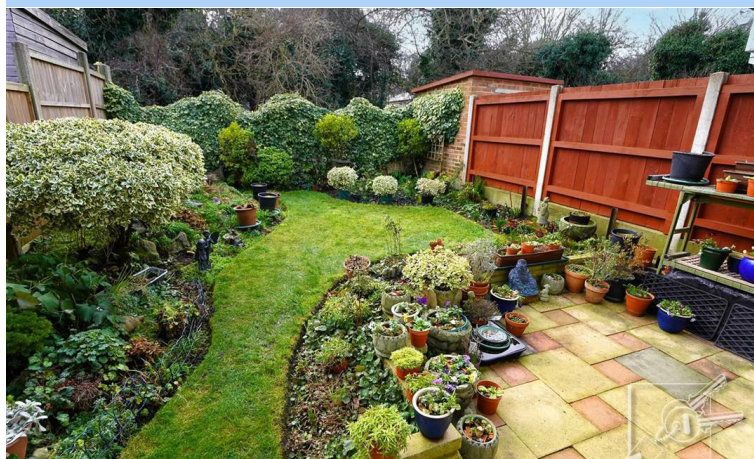


6, Ivy Close,  
Gravesend, DA12 5NP

Price Guide  
£300-320,000

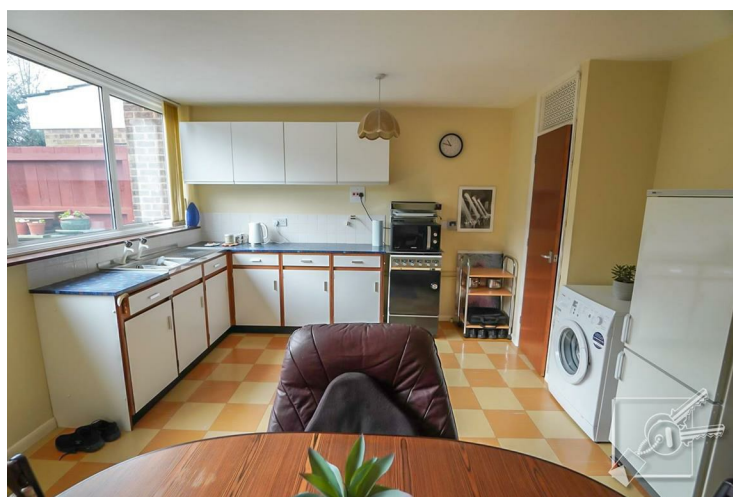


- Two Bedroom end of Terrace House
- Popular Cul-De Sac location
- Garage & Off Street Parking for 2 Cars
- Built By J & A Builders
- Southerly Aspect Garden
- Chain Free





## 6 Ivy Close, Gravesend, , DA12 5NP



### LOCATION:

Ivy Close is a sought after cul-de-sac, situated off Whitehill Lane. It is within walking distance of local shops and facilities including a Tesco Express, convenience store and local takeaways. Gravesend Town centre and mainline railway station is just a 5 minute drive (1.5miles) where you can catch the domestic train to London and the Kent Coast or you can take the high speed train to St Pancras and be there in just 22 minutes. Alternatively, you can travel to Ebbsfleet International railway station which is just over 6 miles from the property and catch the high speed train and be in London within 17 minutes, making this property perfect for commuters. There is a local bus service that picks up in Whitehill Lane and travels to Gravesend Town Centre and Bluewater shopping centre. The A2, M2, M20, M25 are easily accessed offering links throughout Kent and to Surrey & Essex. There is a choice of nursery schools, primary, secondary and grammar schools all within the catchment area.

If you are looking for sports and leisure, then there is a choice of Cascades and Cygnet leisure centres or the Cyclo Park also offers a choice of sports and fitness activities. Both Jeskyns Community Woodland park and Shorne Country Park are nearby if you fancy a walk and are both very popular with dog walkers.





## DESCRIPTION:

**CHAIN FREE:** Built by the popular local J & A Builders, who are known for their generous size accommodation and unusual designs - this is no exception with its living room situated on the first floor. Other accommodation includes hall, ground floor bathroom with separate w.c. and a kitchen/diner. There is an integral garage with additional parking for two cars on the drive and a southerly aspect rear garden, meaning you get the best of the sunshine. The property benefits from Gas Central Heating with radiators, the windows are double glazed and the soffits and fascias have been updated with uPVC for easier maintenance. This property offers heaps of potential to create a three bedroom house by converting the garage into additional living space. (Subject to the necessary planning consents). **VIEWING RECOMMENDED.**

## FRONTAGE:

Situated in a cul-de-sac with an open plan frontage including access to the integral garage, parking on the drive for two cars, integral cupboard and front door leading into the property.

## HALL:

Front entrance door, carpet, radiator.

## BATHROOM:

Double glazed window to front, Marley tiled floor, radiator, panelled bath, pedestal wash basin, part tiled walls.

## SEPARATE W.C:

Low Level W.C., Marley tiled floor.

## KITCHEN/DINER:

A spacious room with large double glazed windows to rear maximizing natural light. Double glazed door to garden, built in airing cupboard with hot water cylinder and storage space. Fitted wall and base cupboards, stainless steel sink and drainer, tiled splash backs, space for free standing appliances.

## STAIRS/LANDING:

Straight flight staircase with carpet, access to loft.

## LOUNGE:

Two large double glazed windows to front, maximising natural light. Carpet, radiator.

## BEDROOM 1:

Double glazed window to rear, carpet, radiator.

## BEDROOM 2:

Double glazed window to rear, carpet, radiator.

## REAR GARDEN:

A southerly aspect rear garden with paved patio, lawn, shrubs and bushes and plants. Fence to sides and rear fence with hedge over. Side gate. A remote controlled awning extends the width and depth of the patio providing shade from the sun in the summer.

## GARAGE:

Integral to property with up and over door, power and light. Gas and electric meters, water tap. boiler for hot water and central heating supplying the house. This garage has potential to convert into additional living space, subject to usual consents.

## PARKING:

There are two off street parking spaces to the front of the house.



## TENURE:

Freehold

## LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £2039.25 2025/2026

## SERVICES:

Mains Gas, mains Electricity, mains water, mains drainage.

## BROADBAND/MOBILE NETWORKS

**BROADBAND:** We understand the following networks provide, standard, superfast and ultrafast services: Virgin Media and Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this location: EE

**MOBILE NETWORKS:** EE, Three O2 provide limited indoor voice and data whilst we understand Vodafone is likely to provide indoor voice and data. All of these providers are likely to provide outdoor voice and data.

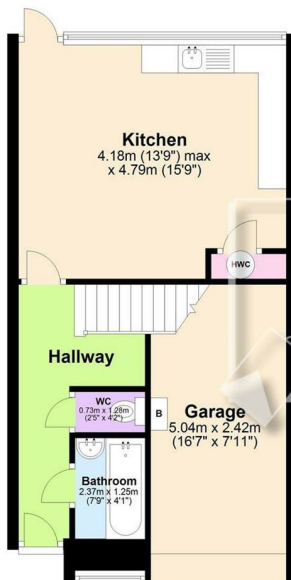
This information has been provided by Ofcom on 14th January 2025, which we understand was last updated on 24th December 2024.

## LOCAL LAND SEARCH

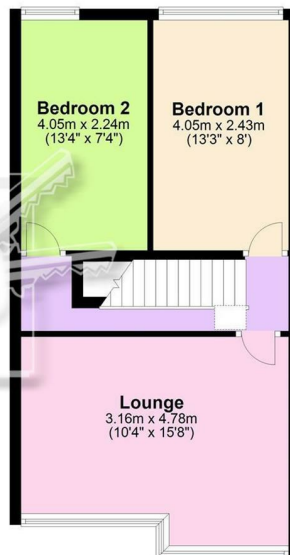
Local Land Search 3000542 smoke control order in the area 10/00226/SMOKE




Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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