



23, Cutmore Street,
Gravesend, DA11 0PS

£265,000



- SOLD BY SEALEYS WALKER JARVIS
- Separate Lounge & Dining Rooms
- Westerly Aspect Rear Garden
- Two Bedroom Terrace House
- Modern Fitted Kitchen with Oven & Hob



23 Cutmore Street, Gravesend, Kent, DA11 0PS



LOCATION:

Situated in the heart of Gravesend town centre, this property boasts of all the great things the town centre has to offer from boutique shops and restaurants to fast train links into central London. The River Thames, Gravesend historic Gordon Promenade and Fort Gardens where you can enjoy a walk along side the river are all within walking distance. Offering excellent transport links from Gravesend Railway Station which is just 0.16 miles from the property and included high speed train to St Pancras, London in just 22 minutes or you can take the domestic train to London or the Kent Coast, making it perfect for commuters. Ebbsfleet International railway station is just a short ride away where you can also get the high speed train to St Pancras, London in just 17 minutes. There are local shops at the end of the road where you can pick up your everyday essentials. For those that drive, the A2 is close by and offers links to the M25, M20 and M2. Bluewater shopping Centre is within easy access, where you can enjoy some retail therapy, a visit to the cinema or a meal in one of its many cafe bars or restaurants. For education it is in the catchment area of a choice of good primary and secondary schools.



DESCRIPTION:

This two bedroom terrace house would make an excellent first purchase, offering immediate vacant possession, meaning no onward chain. Comprising separate lounge and dining rooms, a modern fitted kitchen with oven and hob, two double bedrooms, the master with a feature fire place, first floor modern bathroom and a westerly aspect rear garden. Other benefits include double glazed windows and gas central heating. Early Viewing recommended to avoid disappointment of missing out.

FRONTAGE:

There is a small frontage with retaining wall and gate. Front door leading into property.

LOUNGE:

4.22 x 3.42 (13'10" x 11'2")

Double glazed window to front, carpet, radiator, ornamental fire place.

DINING ROOM:

3.27 x 2.61 (10'8" x 8'6")

Double glazed window to rear, carpet, radiator.

KITCHEN:

3.11 x 2.7 (10'2" x 8'10")

Double glazed window to side and door to garden. Fitted with a range of modern wall and base cupboards, built in oven, hob and extractor, stainless steel sink and drainer, vinyl floor, local tiling.

STAIRS/LANDING:

Carpeted stair case leading to first floor.

BEDROOM 1:

4.2m x 3.45m (13'9" x 11'3")

Double glazed window to front, carpet, radiator, feature fire place.

BEDROOM 2:

3.29 x 2.65 (10'9" x 8'8")

Double glazed window to front, carpet, radiator.

BATHROOM:

2.79m x 2.08 (9'1" x 6'9")

Double glazed window to rear, vinyl flooring, heated towel rail, wall mounted boiler for hot water and central heating. Fitted with a modern white suite comprising panelled bath with shower over and glass screen, pedestal wash basin and low level w.c..

GARDEN:

Westerly aspect enclosed rear garden. Fully fence, paved patio, shingle and artificial lawn. Outside lighting and power point. Two storage sheds.

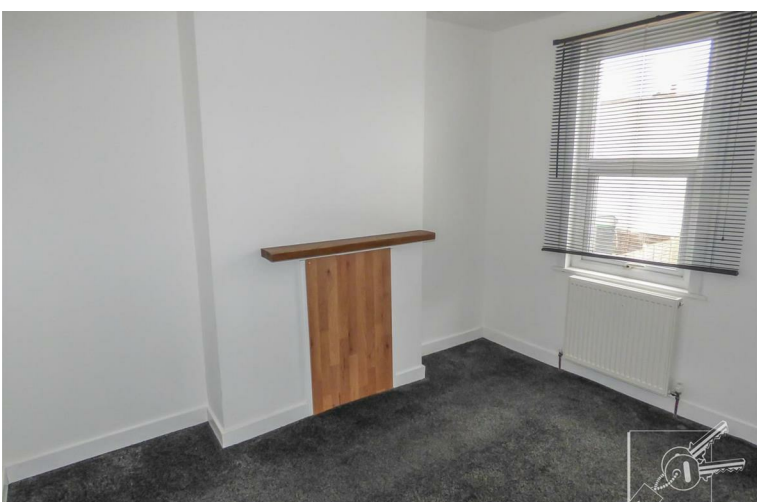
TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B £1,624.89 2023-2024





SERVICES:

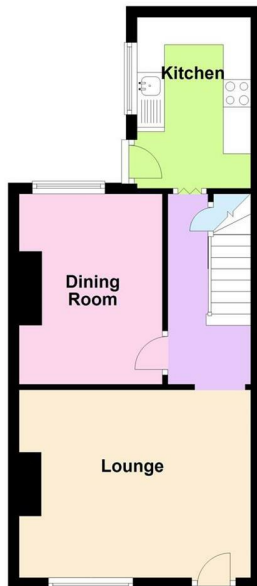
Gas, Electric, Mins Drainage, Water.

ESTIMATED BROADBAND SPEEDS:

Standard 16 mbps

Superfast 80 mbps

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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