

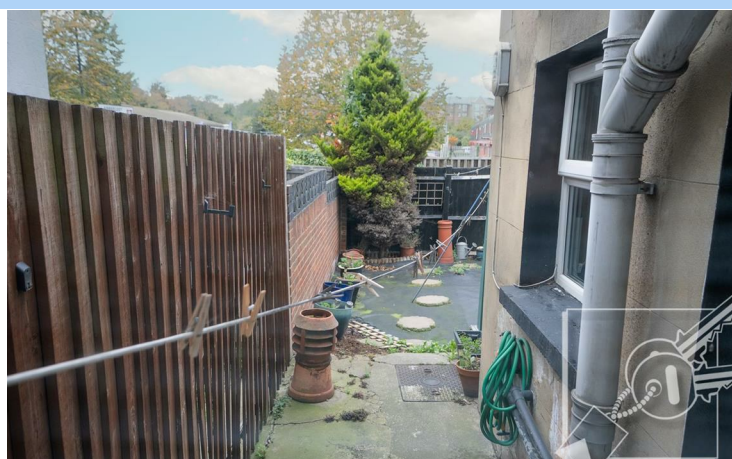
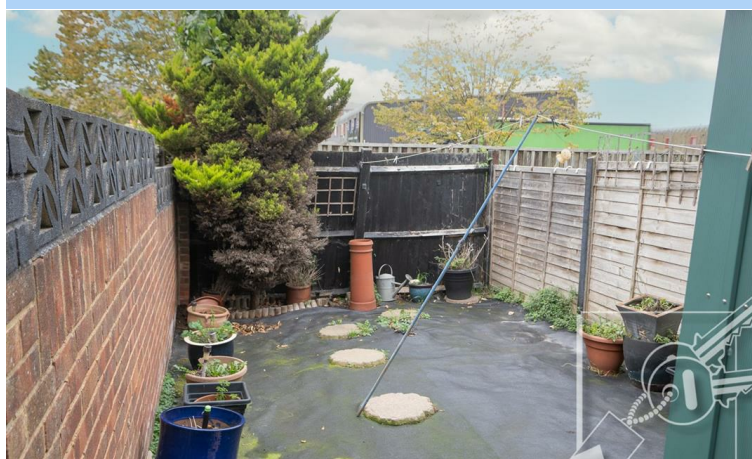


37, Railway Street,  
Gravesend, DA11 9DU

£230,000 - £240,000  
Guide price



- An attractive Victorian Terrace Home
- No Chain
- Two Double Bedrooms
- Viewing highly recommended





## 37 Railway Street, Gravesend, Kent, DA11 9DU



### LOCATION DESCRIPTION

Guide Price - £230,000 - £240,000.

Railway Street, Northfleet is tucked away behind Northfleet station and within striking distance of the Ebbsfleet Football ground, and Ebbsfleet high speed railway link.

Both Ebbsfleet and Northfleet train stations are less than half a mile away with excellent links to London (Ebbsfleet to London St Pancras around 20 minutes) there are a few eateries and convenience stores within walking distance of this property. A no through road, means that the traffic outside is kept to residents and visitors only.

Gravesend and Dartford are accessible easily from here by bus or car, as are the motorways going into London or down towards the coast.

### PROPERTY DESCRIPTION

This attractive Victorian mid terraced house is just waiting for new owners to make it their own. It benefits from two double bedrooms with fireplaces, two reception rooms, fitted kitchen and upstairs bathroom.





### FRONTAGE

A small enclosed frontage with brick walls enclosing it. Pathway to UPVC front door.

### LOUNGE

3.41m x 2.94m (into recess) (11'2" x 9'7" (into recess))  
An almost square lounge with chimney breast and side unit in the recess,. Window to front, radiator and carpet.

### DINING ROOM

3.45m x 2.96m (into recess) (11'3" x 9'8" (into recess))  
Towards the rear of the property this dining room has a chimney breast, radiator and window facing towards the garden. Understairs cupboard with large area for storage, housing the electricity meter and consumer unit.



### KITCHEN

2.82m x 1.9m (9'3" x 6'2" )  
A plentiful array of wall and base beech effect units, with contrasting roll-top worksurfaces. Integrated 4 ring gas hob, with extractor over, built in electric oven and stainless steel single drainer and sink. Spaces for fridge/freezer and washing machine. The Ideal combination boiler is housed in a wall cupboard.

### BEDROOM 1

3.44m x 2.97m (into recess) (11'3" x 9'8" (into recess))  
A large double bedroom with textured walls and the added benefit of an attractive feature fireplace in the chimney breast. Built in wardrobe over the stairs, window to front, radiator and carpet.

### BEDROOM 2

3.43m x 2.98m (into recess) (11'3" x 9'9" (into recess))  
Towards the rear of the property the second double bedroom with similar feature fireplace, over stairs cupboard for clothing and window out to rear garden. Door to:



### BATHROOM

2.8m x 1.92m (9'2" x 6'3")  
A white bathroom suite with mixer taps and shower attachment over. Pedestal handbasin and w.c.. Painted floorboards, window to rear and radiator.

### GARDEN

This garden is low maintenance and has been left with weed control fabric over and panelled wooden fence enclosing it. This garden could be turned into an attractive and useful garden with little effort.

### LOCAL AUTHORITY

Gravesham Borough Council  
Council Tax band B - £1784.35 2025/6





## TENURE

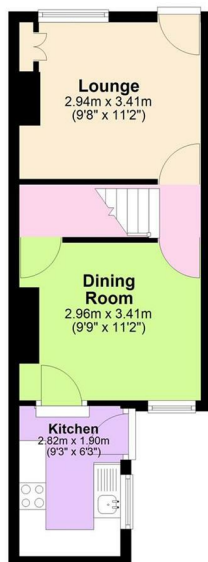
Freehold

## UTILITIES

Mains gas, electricity, water and drainage.




Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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