



5, Stonebridge Road,  
Gravesend, DA11 9DR

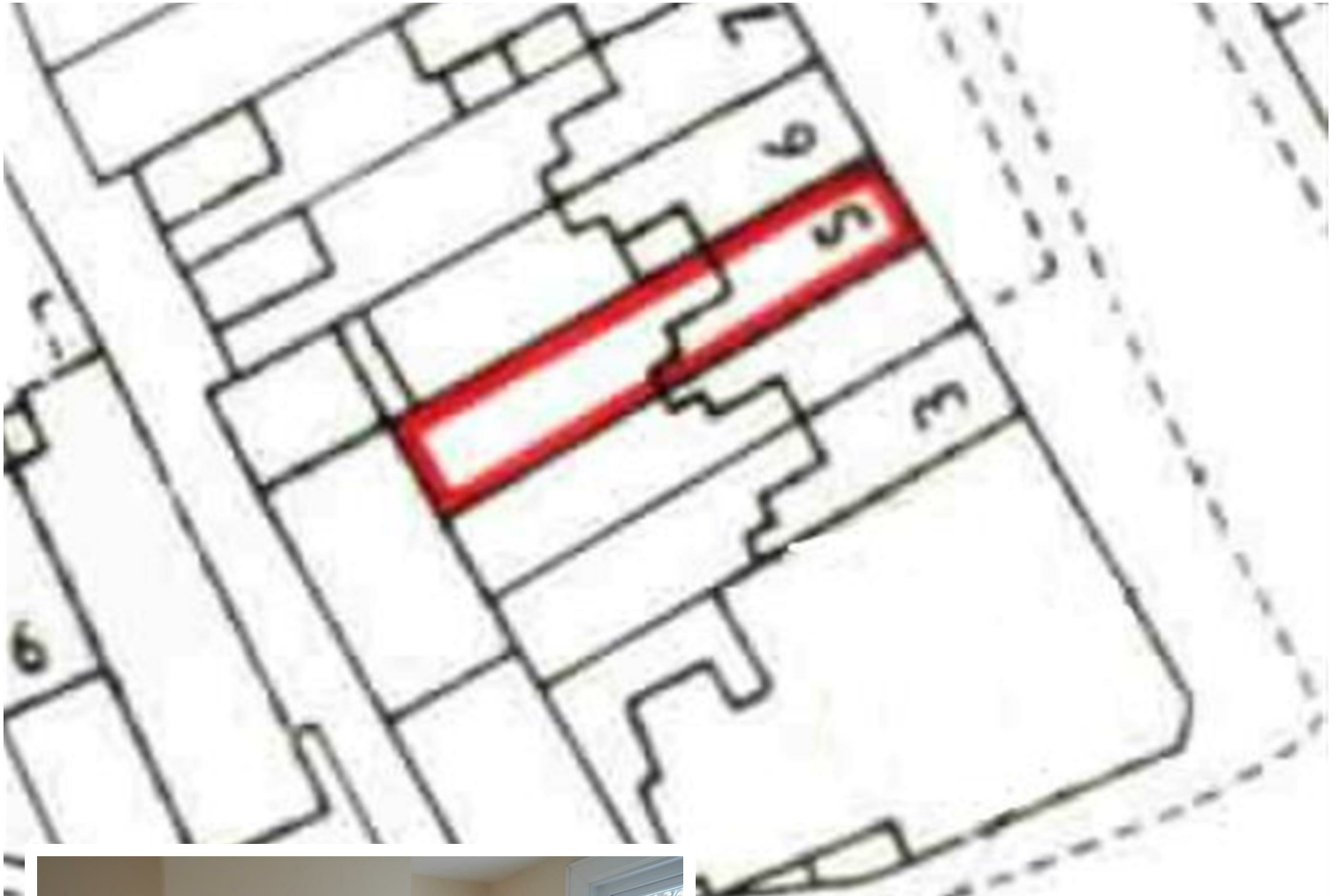
£260,000



- Two Double Bedrooms
- Two Reception Rooms
- New Central heating & Radiators
- Spacious Rooms Ready to be Personalised



## 5 Stonebridge Road, Gravesend, , DA11 9DR



### LOCATION

Stonebridge Road, Northfleet it is on the main bus route where you can travel to Gravesend town centre, the renowned Bluewater and Dartford. Ideal for commuters, Northfleet Railway Station, is within a few minutes walk, whilst Gravesend mainline railway station is within easy access where you can catch the domestic train to Charing Cross, London or take the high speed train to St Pancras, International, London arriving in just 23 minutes or you can travel from Ebbsfleet International railway station on the high speed train and be in London within just seventeen minutes. The A2 & M2 are easily accessible for those that drive. It is also perfect for families as it is within the catchment area for multiple primary and secondary schools. There are shops and facilities within walking distance where you can pick up your your every day essentials.

### DESCRIPTION

This Victorian terrace house benefits from an attractive brick elevation, spacious rooms, a brand new combi central heating system, including new radiators and new consumer unit. The upper rooms have been freshly carpeted too. It is looking for a new owner, to bring it back to life and turn it back into a family home again.



## FRONTAGE

The property is slightly back from the footpath with a UPVC entrance door leading into:

## RECEPTION ROOM 1

3.3m into recess x 3m (10'9" into recess x 9'10")

This room could be a lounge or dining room - it is a good size with widows facing the frontage.

## LOUNGE

3.3m into recess x 3.2m (10'9" into recess x 10'5")

This reception room is towards the rear of the property and has a cupboard under the stairs housing the meters and new consumer unit.

## KITCHEN

3.41m x 2.08m (11'2" x 6'9")

A mixture of built in cupboards and kitchen units, with space for all appliances and built in stainless steel, double drainer sink under the window. This leads into a rear lobby with door access to the garden and a built in utility cupboard, housing the new central heating boiler and plumbing for a washing machine.

## BATHROOM

2.09m x 1.95m (6'10" x 6'4")

A white bathroom suite comprising bath, with shower over, pedestal handbasin and low level wc. Localised tiling and shower screen.

## FIRST FLOOR

Approached by stairs between the two reception rooms, carpeted with hand rail. Doors leading to both bedrooms:

## BEDROOM 1

3.3m into recess x 2.98m (10'9" into recess x 9'9")

At the front of the property a large double bedroom with carpeted floor with a large window to the front.

## BEDROOM 2

3.22m into recess x 3m (10'6" into recess x 9'10")

To the rear is a second double bedroom, newly carpeted and window to the rear. A large wardrobe extends over the stairwell, giving space for storage/clothing.

## REAR GARDEN

A low maintenance paved garden with fencing to all sides.

## LOCAL AUTHORITY

Gravesham Borough Council

This property is not yet registered for residential council tax - applied for and assumed to be Band B  
£1701.71 2024/2025

## TENURE

Freehold

## UTILITIES

Mains water, drainage, gas and electricity.

## BROADBAND & MOBILE COVERAGE

Openreach report availability for Standard and Superfast





broadband connectivity here  
 Mobile networks for indoor coverage:  
 Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Limited Limited  
 Vodafone Limited None

All report mobile and data coverage outside at this property.

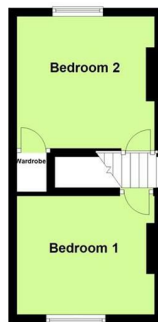
Information supplied by Ofcom 09.09.2024



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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