



48, The Fairway,  
Gravesend, DA11 7LW

£375,000 - £400,000



- Three Bedroom Terrace House
- Garage Within Rear Boundary

- Two Reception Rooms, No Chain
- Potential For Further Off Street Parking To Front STUPP



## 48 The Fairway, Gravesend, , DA11 7LW



### DESCRIPTION:

£375,000-£400,000 This traditional style 1930's three bedroom, terrace house in this desirable location, is available with immediate vacant possession. Offering lots of scope for improvement, the property retains some of its original character including, internal panelled doors and picture rails. The house comprises two separate reception rooms, kitchen, conservatory, two double bedrooms, a single bedroom and bathroom. The house is heated by Gas Central Heating with a conventional system and most of the windows are double glazed, there are gardens front and rear and a garage within the rear garden and there is potential to create off street parking to the front subject to the necessary consents.

This property is not just a house; it is a place where you can truly feel at home. With its perfect blend of comfort and convenience, this three-bedroom house in The Fairway is a must-see for anyone looking to settle in a vibrant and welcoming community.

This is an ideal opportunity to create your dream family home in a popular location. We highly recommend viewing as soon as possible to avoid disappointment of missing out.



### LOCATION:

Situated on a popular residential road just off Singlewell Road with an array of local shops along the street including a bakery, post office and pharmacy. Gravesend train station is only just over 1 mile away with excellent links to London including a high speed service St. Pancras International around 22 minutes). The A2 is just under 1 mile away with links to London, the M25 and the south. It is within walking distance of St Georges primary and secondary school, whilst there are other schools within the catchment area including Grammar schools. If you enjoy a game of golf, then Mid Kent Golf Club is just up the road and there is a Cyclo centre nearby which hosts a variety of sporting activities and fitness classes.

### FRONTAGE:

Retaining wall, gate, lawn, shrubs and bushes, concrete path leading to front of house.

### HALL:

Composite Front door leading into the hall, school style radiator, carpet, under stair cupboard with gas and electric meters. Original panelled doors to both reception rooms and the kitchen.

### RECEPTION 1:

Double glazed bow window to front, carpet, radiator. Gas fire in tiled fireplace and hearth with dark oak surround, picture rail.

### RECEPTION 2:

Multi paned door with matching window either side, leading to conservatory, gas fire, radiator, carpet.

### KITCHEN:

Window and door leading into conservatory, Beech wall and base units with black work tops, stainless steel sink and drainer. Cupboard housing "Worcester", conventional boiler for hot water and central heating. Fitted broom cupboard.

### CONSERVATORY:

A lean to style conservatory with windows and door to rear garden, polycarbonate roof, Power points, plumbing for washing machine.

### STAIRS/LANDING:

Carpeted stair case with hand rail. Access to loft via integral ladder, fully boarded with light. (Potential for loft conversion).

### BEDROOM 1:

A double room with double glazed bow window to front, carpet, radiator.

### BEDROOM 2:

A Double room with double glazed window to rear, carpet, radiator, built in alcove cupboard to side of chimney breast.

### BEDROOM 3:

A standard single box room with double glazed window to front, carpet, radiator.





### BATHROOM:

Double glazed window to rear, radiator, part tiled walls. White suite comprising panelled bath with "Mira" shower over, pedestal wash basin, low level w.c. Built in airing cupboard with hot water cylinder and immersion heater.

### REAR GARDEN:

Paved Patio, lawn, various shrubs and bushes, timber tool shed, concrete path to one side leading to rear of garden. 6' panelled fencing each side and gate to rear vehicle alley way.

### GARAGE:

Detached garage within boundary of rear garden, accessed via rear vehicle alley way.

### TENURE:

Freehold

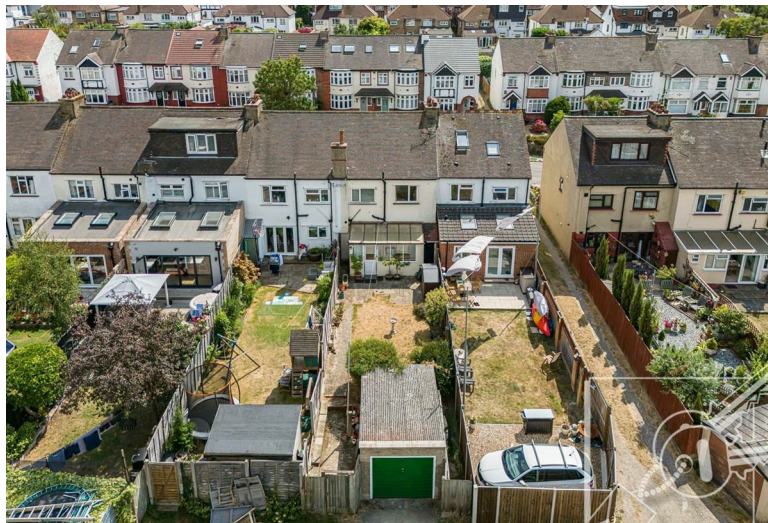
### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C = £2039.25

### UTILITIES:

Mains Gas, Mains Electricity, Mains Water, Mains Water



#### The Fairway, Gravesend, Kent, DA11

Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft  
Garage Area = 12.8 sq m / 138 sq ft  
Total Area = 113.3 sq m / 1220 sq ft



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 79        |
| (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 |           |

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.