



Dan Thomas
— & Co. —



Nelson Road, Northfleet, Gravesend, DA11 7EE

Gravesend

Offers Over
£270,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Take a look at this characterful property, ideal for first time buyers, or buy to let investors.

Within walking distance of excellent schools and the amenities of Perry Street / Northfleet, the property is ideally located.

On the ground floor, there is an entrance porch with plenty of space for your coats and shoes.

The lounge is well proportioned, big enough to accommodate a large sofa, with an exposed staircase creating a greater feeling of space.

The dining area runs off of the lounge which creates a nice flow. The kitchen has been modernised with white doors and a wooden work top, to give the home some character. There is a fitted oven, gas hob and a combi boiler.

Upstairs there are two bedrooms. There is a spacious master, with bedroom two still large enough to accommodate a double bed. The bathroom is separate and has recently been modernised.

The garden is a manageable size with a patio/seating area, as well as a section laid-to-lawn.

Nelson Road is within a short walk of a number of local amenities including shops at Perry Street, where there is a Tesco, A Co-Op, and several other shops / food outlets.

Gravesend train station is within walking distance, servicing London Terminals.

The A2 is within five minutes by car, for further connections to the M25, M2 and M20. Bluewater Shopping Centre is also just a few junctions along.

Cecil Road Primary School is within walking distance. There are several other schools nearby, as well as Grammars at Gravesend (boys) and Mayfield (girls)

Tenure - Freehold

Council Tax Band - B



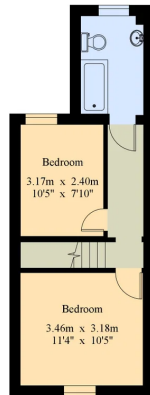






Nelson Road

Gross Internal Area : 67.7 sq.m (729 sq.ft.)



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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