Sealeys Walker Jarvis Est. 1851

01474 369368

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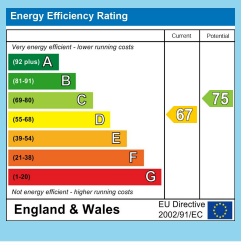
The Property Ombudsman



61 Thistledown
Gravesend
DA12 5EU

£200,000









PROPERTY FEATURES

- 1 Bedroom Freehold House
- Larger Than Average Plot
- Gardens to Front, Side and Rear
- Potential to Extend
- No onward Chain
- Viewing Highly Recommended

Contact us for more info or to book a viewing

01474 369368 Sales@Sealeys.co.uk www.sealeys.co.uk

Property Details

Nestled in the charming area of Thistledown, Gravesend, this delightful one bedroom freehold house presents an excellent opportunity for those seeking a comfortable and inviting home, particularly if you are a first time buyer. Occupying a larger than average plot, boasting gardens to the front side and rear offering scope to extend.

Thistledown is known for its friendly community and convenient access to local amenities, making it an ideal location for both work and leisure. With good transport links nearby, you will find yourself well-connected to the wider area, allowing for easy commutes and exploration of Gravesend's rich history and vibrant culture.

This property is a wonderful opportunity for anyone looking to settle in a pleasant neighbourhood. Don't miss the chance to make this charming house your own.

DESCRIPTION:
This one bedroom freehold house is available with immediate vacant possession. Situated on a larger than average plot with gardens to front side and rear, there is scope to extend subject to planning permission. The house benefits from double glazed windows and door, gas central heating and recently fitted carpets and flooring. The accommodation comprises one reception room, kitchen, one double bedroom and a bathroom. This is an ideal step onto the property ladder for a first time buyer or for someone looking to downsize or as an investment to buy to let. Take a look inside.

LOCATION:
Situated on the ever popular Hever Farm development at Singlewell, Gravesend. Offering excellent transport links including bus services to the town centre and Bluewater Shopping Complex, commuter coach service to London, easy access onto the A2, M2,M20 & M25 motorway links, Gravesend mainline railway station which offers a high speed service to St Pancras, London in approximately 22 minutes or you can take the domestic train to London or the Kent Coast. Ebbsfleet International Railway Station is also just a short ride away where you can take the fast train and be at St Pancras, London in just 17 minutes, making it a perfect location for commuters to live. There are local shops within just a minutes walk where you can pick up your everyday essentials. If you enjoy a walk in the Park, then Jeskyns Country park is close by. For sporting activities the Cyclo Park which offers a variety of activities or Cascades Leisure Centre are both near by.

PARKING:
Although there is no allocated parking space, off road parking is available within the residents communal car park on a first come first serve basis.

TENURE:
Freehold

LOCAL AUTHORITY
Gravesham Borough Council

Council tax band B

UTILITIES
Mains Gas
Mains Electricity
Mains Drainage
Mains Water

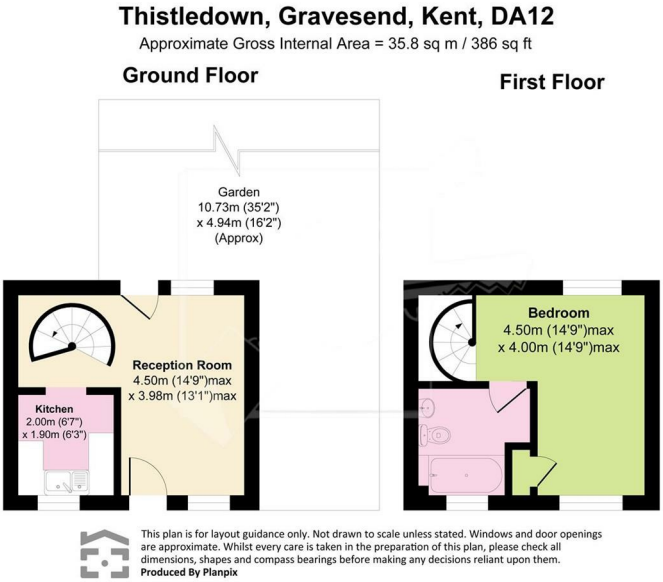
PREDICTED BROADBAND SPEEDS:
Basic 14 Mbps
Superfast 78 Mbps
Ultrafast 1000 Mbps

NOTE:
IDENTITY VERIFICATION / CUSTOMER DUE DILIGENCE FEE
In line with our legal and regulatory requirements, all purchasers must complete identity and customer due-diligence checks through our specialist third-party provider. The fee is £60 (including VAT) per individual or £120 (including VAT) for a company. Payment is due following acceptance of an offer and before the Memorandum of Sale is issued. This fee is separate from legal or conveyancing fees and is non-refundable once the checks have been carried out.





Floor Plan



Location



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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.