



38, All Saints Road,
Northfleet, DA11 8RN

£340,000

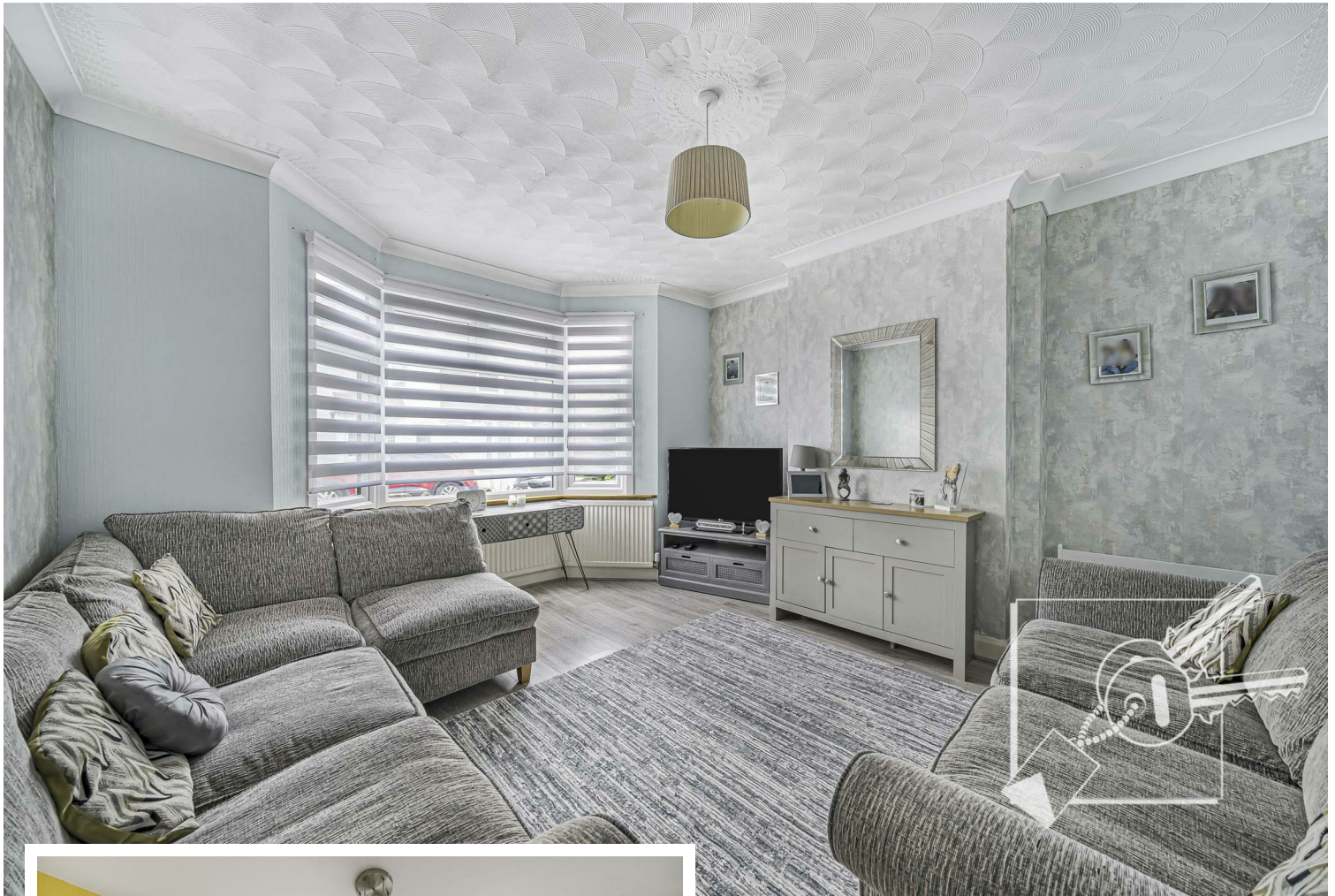


- Three Bedroom Terrace House
- Modern First Floor Bathroom

- Two Reception Rooms, Fitted Kitchen
- Garage & Parking to Rear



38 All Saints Road, Northfleet, Kent, DA11 8RN



DESCRIPTION:

£340,000-£350,000: This three bedroom terrace house is sure to impress, whether you are a first time buyer, looking to upsize or downsize: The house has been well maintained by its present vendor, with many improvements made over recent years. The accommodation comprises, hall, lounge, dining room open to a fitted kitchen with access out to a South facing rear garden, making it a wonderful home for gatherings with friends and family. Upstairs you will find a modern bathroom suite, two double bedrooms and a good size single bedroom. The house benefits from double glazed windows which we understand still carries a five year guarantee and it is heated by Gas Central Heating. One of the stand out bonuses is there is a garage and parking within the rear boundary.

This charming residence, with its spacious layout, presents a fantastic opportunity for anyone looking to settle in a welcoming area. Don't miss the chance to make this lovely house your new home. This charming residence, with its period features and spacious layout, presents a fantastic opportunity for anyone looking to settle in a welcoming area of Kent. Don't miss the chance to make this lovely house your new home.

VIEWING IS HIGHLY RECOMMENDED.



LOCATION:

Situated between Perry Street & Dover Road, Northfleet, with all the shops and facilities on offer practically on the door step, this is an ideal place for families to live. It is within the catchment area of a choice of primary, secondary and grammar schools. Gravesend town centre and mainline station are within approximately 1.8 miles away where you can catch the high speed or domestic train to London, whilst Ebbsfleet International Station is within 1.4 miles where you can catch the high speed train to St Pancras and arrive in just 17 minutes, making it an ideal location for commuters. The A2, M2, M20 and M25 are within easy access and it is on a bus route to Gravesend, Bluewater & Dartford. Cygnet leisure centre is within a few minutes walk and the Cyclo Park is close by for those sports enthusiasts.

FRONTAGE:

The property comprises a small frontage setting the property neatly back from the pavement and road.

THE ACCOMODATION COMPRISES:

HALL
LOUNGE
DINING ROOM OPENING TO KITCHEN
THREE BEDROOMS
FIRST FLOOR BATHROOM
GARDEN FRONT & REAR
GARAGE & PARKING WITHIN REAR BOUNDARY

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Brough Council:

Council Tax Band C

UTILITIES:

Mains Gas
Mains Electricity
Mains Water
Mains Drainage

BROADBAND:

Basic
Superfast
Ultrafast

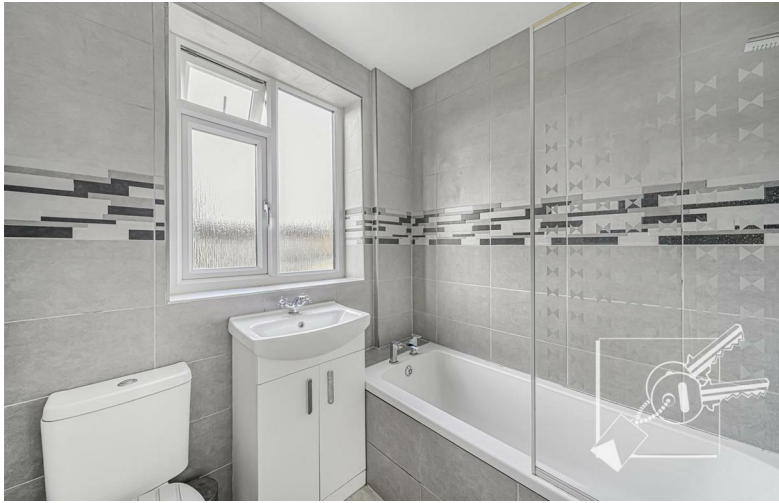
NOTE:

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity



verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

All Saints Road, Northfleet, Gravesend, Kent, DA11

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	71	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

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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.