



Dan Thomas
— & Co. —



Station Road, Meopham, Gravesend, DA13 0LX

Gravesend

Guide Price

£300,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

***** GUIDE PRICE £300,000 - £325,000 *****

Offered to the market with the benefit of NO FORWARD CHAIN is this well-presented, three bedroom end-terrace.

Incredibly well located for the amenities of Meopham Village, the home is within a stones throw of Meopham mainline train station and is thus a fantastic opportunity for first time buyers, commuters, investors – or perhaps those looking to downsize and for village life.

Whilst there is no off-street parking, there is on-street, resident permit parking, with up to two permits available, per household.

Lightly refurbished by the current owners before the current tenant moved in, the house features a large, open lounge-diner upon entry. This offers plenty of natural light, and a door to the garden.

To the rear, there is a well fitted galley, contemporary kitchen, beyond which is a small lobby with storage cupboards, and the (only) bathroom. The bathroom features shower over corner bath, WC and wash/hand basin. From the lobby area, there is another door to the rear garden.

Upstairs, the home features a large master bedroom, with feature chimney breast and a large window to the front. Bedroom two used to lead in to bedroom three, but a partition wall has been created to enable each room to be independently accessed. Bedrooms two and three are smaller doubles/large singles.

Further benefits include side access to the garden, gas central heating, double glazing throughout and a loft space for storage.

Externally, there is a small but manageable, South-facing rear garden. Whilst the area could warrant some re-landscaping works, it is currently fully paved, ideal for those who live a busy lifestyle, or indeed those who have a long week commuting.

Meopham offers two convenience parades with a Tesco Express, a Costa Coffee, a popular café named Café Lounge, and a number of takeaway eateries. There are also plenty of local pubs within walking distance.

The mainline station at Meopham (just one minute away on foot!) offers direct services to London Victoria and the Kent Coast, whilst Ebbsfleet International, just a few junctions along the A2, offers a High Speed service to Stratford International and St Pancras International (for Kings Cross).

A public bus route (308) offers a service to Gravesend, Bluewater Shopping Centre and Sevenoaks.

Tenure: Freehold

Council Tax Band: C

Enquire now to book your viewing slot.







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

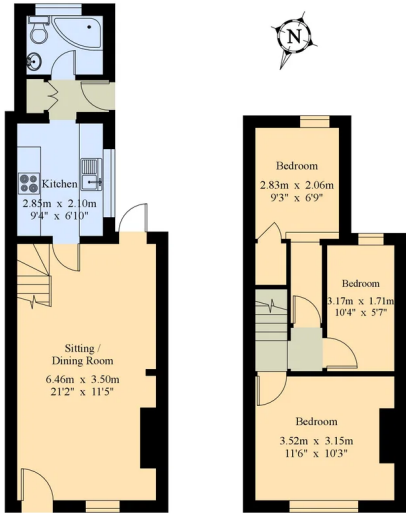


Station Road

Gross Internal Area : 64.1 sq.m (689 sq.ft.)



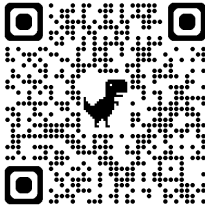
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0 1 2 3 Metres
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