



35, Mackenzie Way,
Gravesend, DA12 5UH

£240,000 - £250,000



- SOLD VIA SEALEYS WALKER JARVIS
- Garage & Parking To Rear

- No Onward Chain, Gardens Front & Rear
- Requiring Some TLC



35 Mackenzie Way, Gravesend, Kent, DA12 5UH



DESCRIPTION:

PRICE GUIDE £240,000-£250,000: Requiring some TLC, this two bedroom terrace house offers a blank canvas to create your ideal home. Available with immediate vacant possession, the house comprises, hall, lounge/diner, kitchen, two double bedrooms and a bathroom with separate shower. There are gardens front and rear and one of the stand out features is that it occupies a garage and additional parking space within the rear boundary. Priced to sell we highly recommend viewing as soon as possible to avoid disappointment of missing out.



LOCATION:

Mackenzie Way is a popular location to the East Of Gravesend, within easy access of transport links, including a bus stop literally on the door step, the A2 with links to the M25 M20 and M2 are close by making travel by road convenient, whilst Gravesend railway station and Ebbsfleet Railway Station provide a high speed service to St Pancras, London making commuting a breeze. There are local shops and facilities within a few minutes walk including a hair salon, library and general store where you can pick up every day essentials. Gravesend Town Centre is just a short bus or car journey away. The well regarded Singlewell primary school is just a few minutes walk, whilst there are other primary, secondary, grammar schools and colleges within the catchment area. Jeskyns Country park is nearby if you fancy a walk in the park and is very popular with dog walker. The Cyclo Park, Cascaded & Cygnet Leisure Centres are close by and all offer a host of sporting and fitness activities.

FRONTAGE:

A front garden with retaining wall and gate sets the property neatly back from the pavement.

HALL:

Carved wood front door, laminate floor, cupboard housing gas meter and electrical consumer unit. Fitted Shelving under the stairs.

LOUNGE/DINER

Leaded light window to front and double doors leading out to rear garden. Two radiators including one school style radiator. T.V Point.

KITCHEN:

Stainless steel sink and drainer, Oak effect wall and base units, plumbed for washing machine, Gas Cooker, vinyl flooring, tiled walls. Door to garden. (Please note the kitchen units have come to the end of their useful life and would benefit from upgrading.).

STAIRS/LANDING:

Spindle balustrade, access to loft, cupboard housing combi boiler for hot water and central heating. School style radiator.

BEDROOM 1:

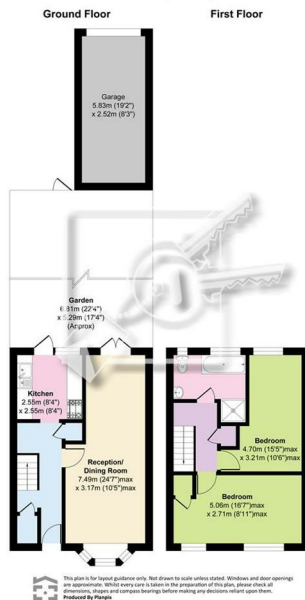
Two leaded light windows to front, radiator, over stair storage cupboard.

BEDROOM 2:

Window to rear, carpet, radiator.



Mackenzie Way, Gravesend, Kent, DA12
 Approximate Gross Internal Area = 77.1 sq m / 830 sq ft
 Garage Area = 14.6 sq m / 158 sq ft
 Total Area = 91.7 sq m / 988 sq ft



BATHROOM:

White suite comprising, spa bath, pedestal wash basin, low level w.c., separate shower cubicle. (Please note the shower and shower cubicle is currently not in use and requires some attention.)

REAR GARDEN:

Mostly paved with a raised brick flower bed. Walled each side, rear pedestrian gate.

GARAGE:

Detached single garage to rear plus an additional parking space adjacent to the garage. Accessed via a rear service road.

TENURE

Freehold

UTILITIES:

Mains Gas
 Mains Electricity
 Mains Water
 Mains Drainage

LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band C = £ 2039.25 for 2026-2027

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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