



**Red Street, Southfleet, Gravesend, Kent, DA13**

**Offers in the region of:  
£375,000**

# Red Street, Southfleet, Gravesend, Kent, DA13

Rare to market and in a quiet position within the sought after village of Southfleet is this three bedroom mid-terrace - an excellent starter home for first time buyers, or the downsizer's dream.

The property has recently undergone a light refurbishment and is offered to the market with the benefit of NO FORWARD CHAIN.

Upon entry and to the ground floor, the property offers an entrance hall with a downstairs cloakroom, for convenience. There is a separate fitted kitchen, which includes integrated oven & hob. There is also a fitted water softener, under the sink.

The lounge is generously proportioned and offers a wealth of natural light, with the benefit of a large under-stair storage cupboard and doors to a conservatory at the rear. This could work as an additional dining space in the summer, or could be replaced with a more formal extension (STPP).

The rear garden is a low-maintenance, child and pet friendly space. It offers two sections of artificial lawn and one section of turf, with shingled flowerbeds. Benefits include rear access to the garage and a rear access gate. With nothing bar countryside & fields to the rear, the space is tranquil but large enough to host or entertain in.

The garage itself features light & power and a traditional, "up and over" door from the rear parking area. The title deeds for this property incorporate a parking space to the side of the house, making it a viable option for those with more than one vehicle. There is also the ability to park on-street, with no restrictions.

Back inside and upstairs, the property features a spacious master bedroom with the benefit of fitted wardrobes. Bedroom two is a slightly smaller double, which far-reaching views of the village countryside to the rear, and built-in wardrobes once again. Bedroom three is a traditionally smaller single, but is the perfect space to be used as a children's nursery, a home-office, or perhaps dressing room. Again this offers fitted storage/wardrobes.

A bathroom completes the accommodation, with shower-above-bath, WC and wash hand basin, with fitted storage cupboards to the walls.

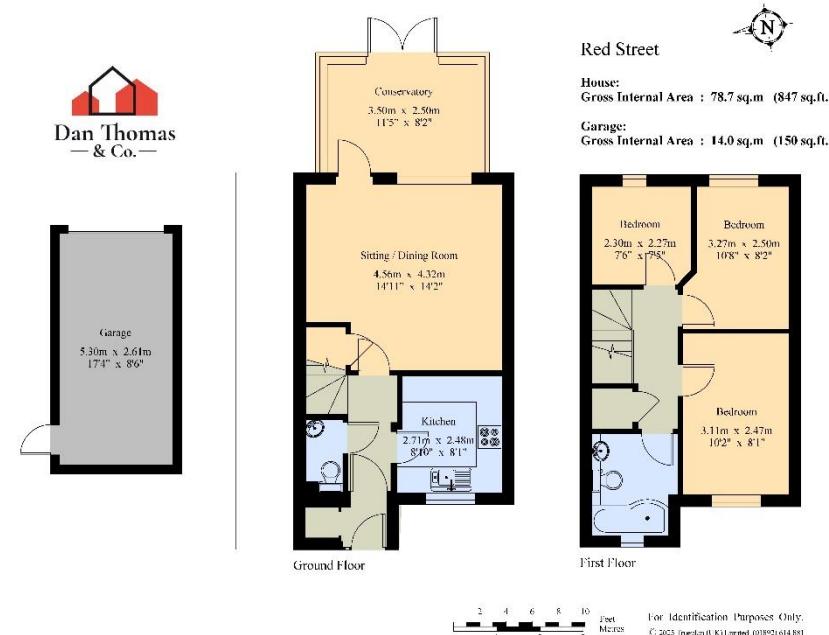
Additional benefits include gas central heating, double glazing, and a loft space for storage.

Whilst the property provides a countryside feel, the village of Southfleet is within close proximity to the A2 and M25, as well as fantastic transport links at Ebbsfleet, Gravesend, and Longfield, for those who may commute. Ebbsfleet and Gravesend both offer a High Speed link to the capital, whilst the nearby village of Longfield offers a service to London Victoria, in just over 30 minutes.

There are a number of reputable primary and secondary schools nearby, including the renowned Sedley primary, which is within a short stroll. The village also offers a wonderful, traditional Public House, which offers a great selection of food and drink, as well as a Church and Village Hall. A lovely neighbourhood and a true community.

Enquire now to book your viewing, for this truly unique opportunity.

Tenure: Freehold  
Council Tax Band: D











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	90
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.