

Sealeys Walker Jarvis Est. 1851

78, Thistledown,
Gravesend, DA12 5EX

£215,000

D

- One Bedroom Freehold House
- Allocated Parking Space Directly In Front Of Property
- Modern Fitted Kitchen & Bathroom
- Recently Installed Bespoke Staircase





78 Thistledown, Gravesend, Kent, DA12 5EX







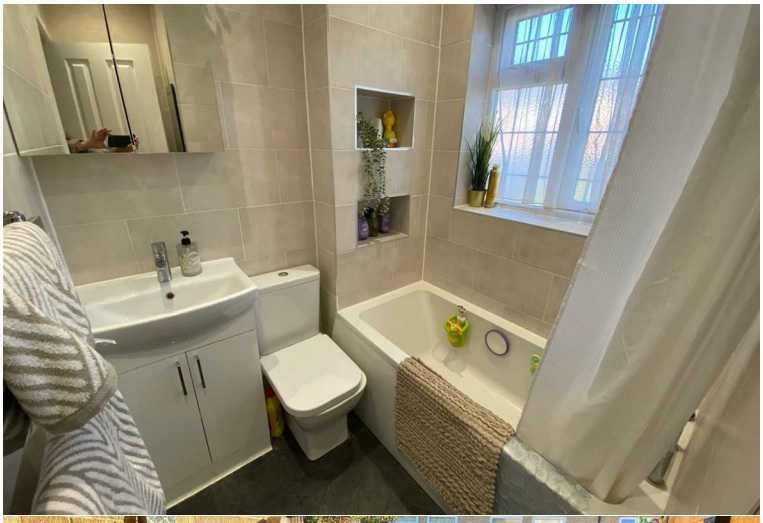
DESCRIPTION:

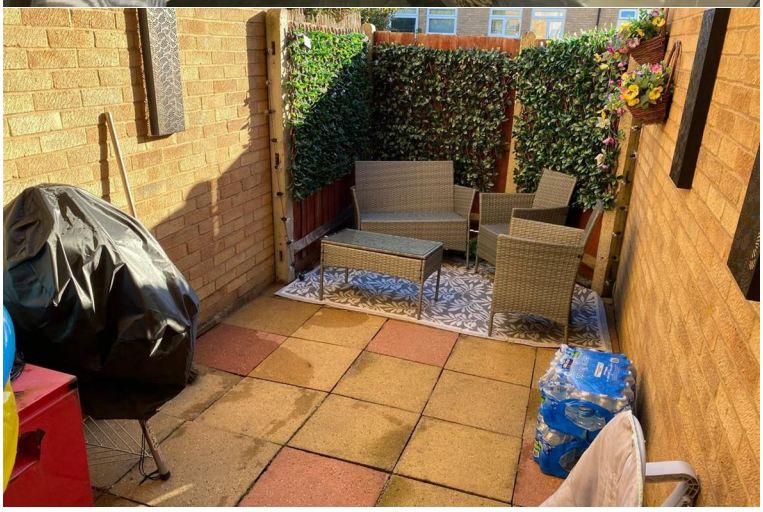
ATTENTION FIRST TIME BUYERS: This one bedroom freehold house would make an excellent first time purchase. Comprising Living/dining, a modern fitted kitchen including built in oven and hob, a a modern bathroom suite and one double bedroom. The current vendors have installed a bespoke stair case and completely redecorated the property including new carpets and flooring to the principle rooms. Heated by gas central heating, all the windows are double glazed and the property also boasts cavity wall insulation, helping to keep the utility bills to a minimum. There is a small courtyard garden to the rear, a large front garden and an allocated parking space, directly in front of the property. Viewing is highly recommended.

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.









FRONTAGE:
The property is approached from the front footpath with a covered canopy over front door. Outside bin store/meter cupboard to side, providing additional storage. Large open front garden. (Some of the other home owners of the one bedroom properties on this development have fenced in the front gardens and made it their main garden).

LOUNGE/DINER:
An L shaped room with double glazed picture window to front over looking the front gardens and double glazed patio doors leading out to the rear courtyard. Two radiators, grey laminate floor. Space for lounge furniture and small dining table. under stair storage cupboard Access to kitchen.

KITCHEN:
Double glazed window to front. fitted with modern white gloss shaker style wall and base units, complimentary work surfaces, white granite effect single sink and drainer with mixer tap, Built in Zanussi gas hob with matching Zanussi extractor hood above and Zanussi built in oven. Plumbed and space for washing machine, space for fridge/freezer, local tiling to walls.

STAIRS/LANDING:
A bespoke fitted staircase with carpet leading to the first floor.

BEDROOM:
An L shaped Room with double glazed windows to front and rear. Carpet, built in cupboard housing Baxi boiler for hot water and central heating. Access to insulated loft. Access to en-suite bathroom.

BATHROOM
Double glazed window to front. Re fitted in 2022 with a modern white suite comprising panelled bath with shower mixer taps, low level w.c. and vanity wash basin with mixer tap. Tiled walls including two recessed shelves over bath, laminate tile effect flooring, heated towel rail.

GARDENS:
There is a fully enclosed courtyard patio garden to the rear with fencing to sides and rear. The property also occupies a large front garden which is mostly laid to lawn with flower beds and a retaining hedge. (Several other home owners on the development have transformed their front gardens into their main gardens).

PARKING:
There is an allocated parking space, directly in front of the property behind the front garden.

TENURE:
Freehold

SERVICES:
Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

LOCAL AUTHORITY:
Gravesham Borough Council

Council Tax Band - B £1,784 for Years 2025-2026.

LAND SEARCH
There are 3 local land charges for your search
area.
Your free search reference is: 3589836 SMOK10/00226/SMOKE ORDER IN PLACE

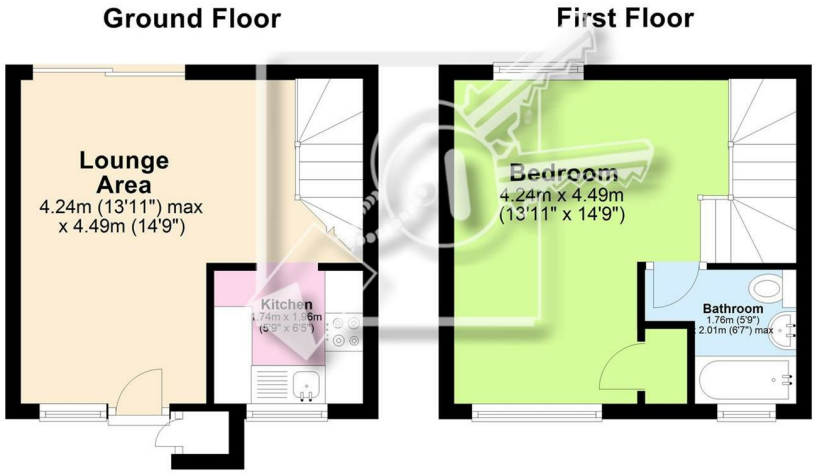
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

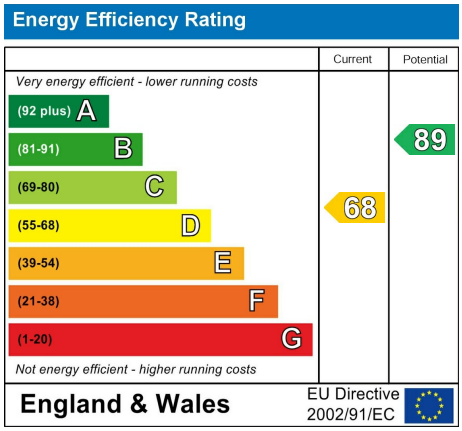
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

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.





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