



Mackenzie Way, , DA12 5UB
Guide price £250,000

The 
Property Cloud



GUIDE PRICE £250,000 - £260,000. Offered in EXCELLENT CONDITION is this EXTENDED, TWO DOUBLE BEDROOM Semi detached house with OFF ROAD PARKING for two vehicles & GARAGE EN-BLOC. Located conveniently for various schools, shops & transport links, whilst also being convenient for the A2 for commuters. Viewings come HIGHLY RECOMMENDED to fully appreciate all that's on offer.

Porch

Tiled flooring. Frosted double glazed window to front. UPVC double glazed door to front. Radiator. Storage cupboard. Coved ceiling.

Entrance Hall

Laminate flooring. Radiator. Under stair storage cupboard. Recessed spotlights. Coved ceiling. Stair case to first floor. Doors to:

Lounge/Diner

21'6" x 10'9" widest points (6.56 x 3.30 widest points) Laminate flooring. Double glazed bow window to front. Two radiators. Double glazed sliding doors to Garden. Coved ceiling.

Kitchen/Breakfast Room

13'7" x 10'2" (4.15 x 3.10) Tiled effect laminate flooring. Two double glazed windows to rear. UPVC double glazed door to Garden. Radiator. Matching range of wall and base units with work top over and tiled splash backs. Integrated electric oven. Electric hob with extractor over. Spaces for Washing machine & Fridge Freezer. One and a half bowl stainless steel sink unit with mixer tap and drainer. Breakfast bar. Recessed spotlights. Coved ceiling.

Landing

Carpeted. Double glazed window to side. Radiator. Airing cupboard. Access to loft. Recessed spotlights. Coved ceiling. Doors to:

Master Bedroom

11'2" x 11'5" (3.42 x 3.49) Laminate flooring. Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Two

11'1" x 10'4" (3.39 x 3.15) Laminate flooring. Double glazed window to front. Radiator. Decorative wood panelling. Coved ceiling.

Bathroom

8'2" x 5'3" (2.50 x 1.61)

Vinyl flooring. Frosted double glazed window to rear. Heated towel rail. Panelled bath with mixer tap and electric power shower over. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls. Extractor fan. Coved ceiling.

Garden

29'9" x 24'5" (9.09 x 7.45)

Patio area. Lawn area. Decked area. Timber shed. Brick built shed. Outside tap. Rear access.

Garage En-bloc

Up & over door.

Additional Information

COUNCIL TAX

Gravesham Council - Band C.

COMMUTING

A2/M2 for Blackwall Tunnel & M25 - 0.5 Miles.

Gravesend Station - 2.8 Miles -
Accessible via Bus Route
Sapphire 490 from Mackenzie
Way.

SCHOOLING

Singlewell CP School - 0.2 Miles.

Riverview Junior School - 1 Mile.

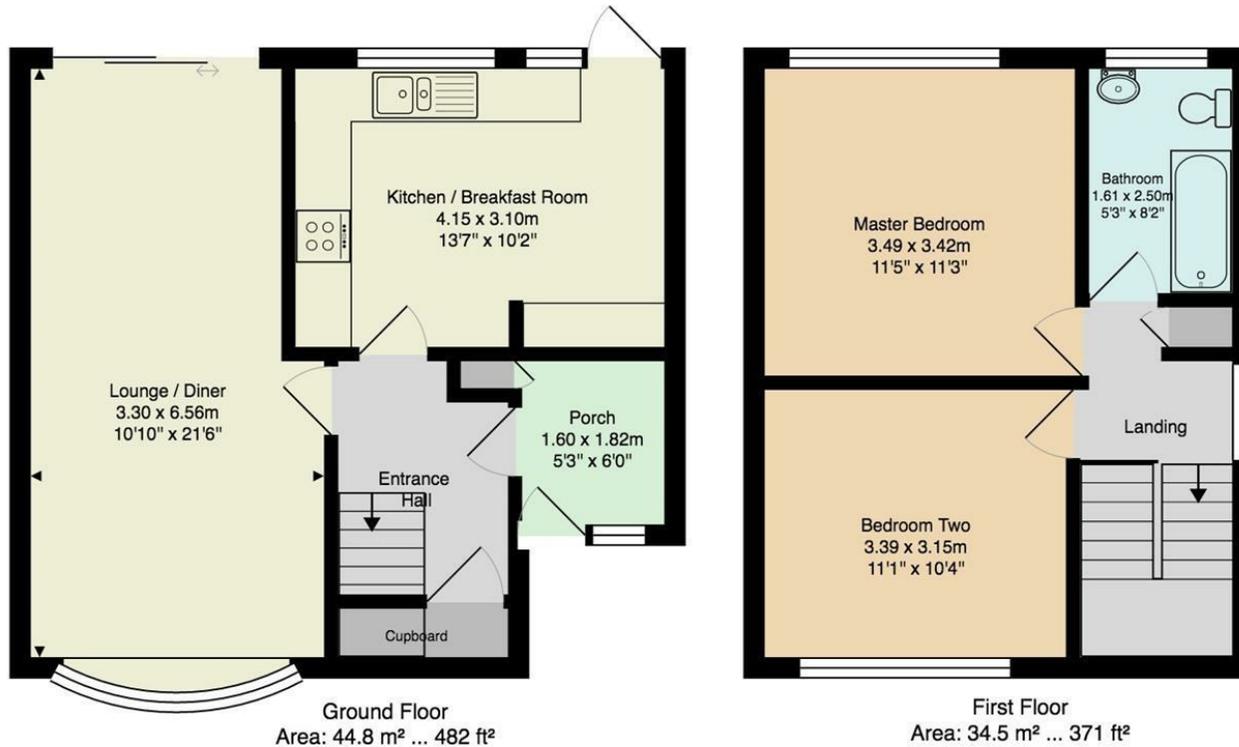
Ifield School - 1.1 Miles.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Mackenzie Way, Gravesend, Kent, DA12 5UB.



Total Approx Floor Area: 79.3 m² ... 854 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/29/IEC</small>	