



SOLD STC



37, Rural Vale,
Gravesend, DA11 9JJ

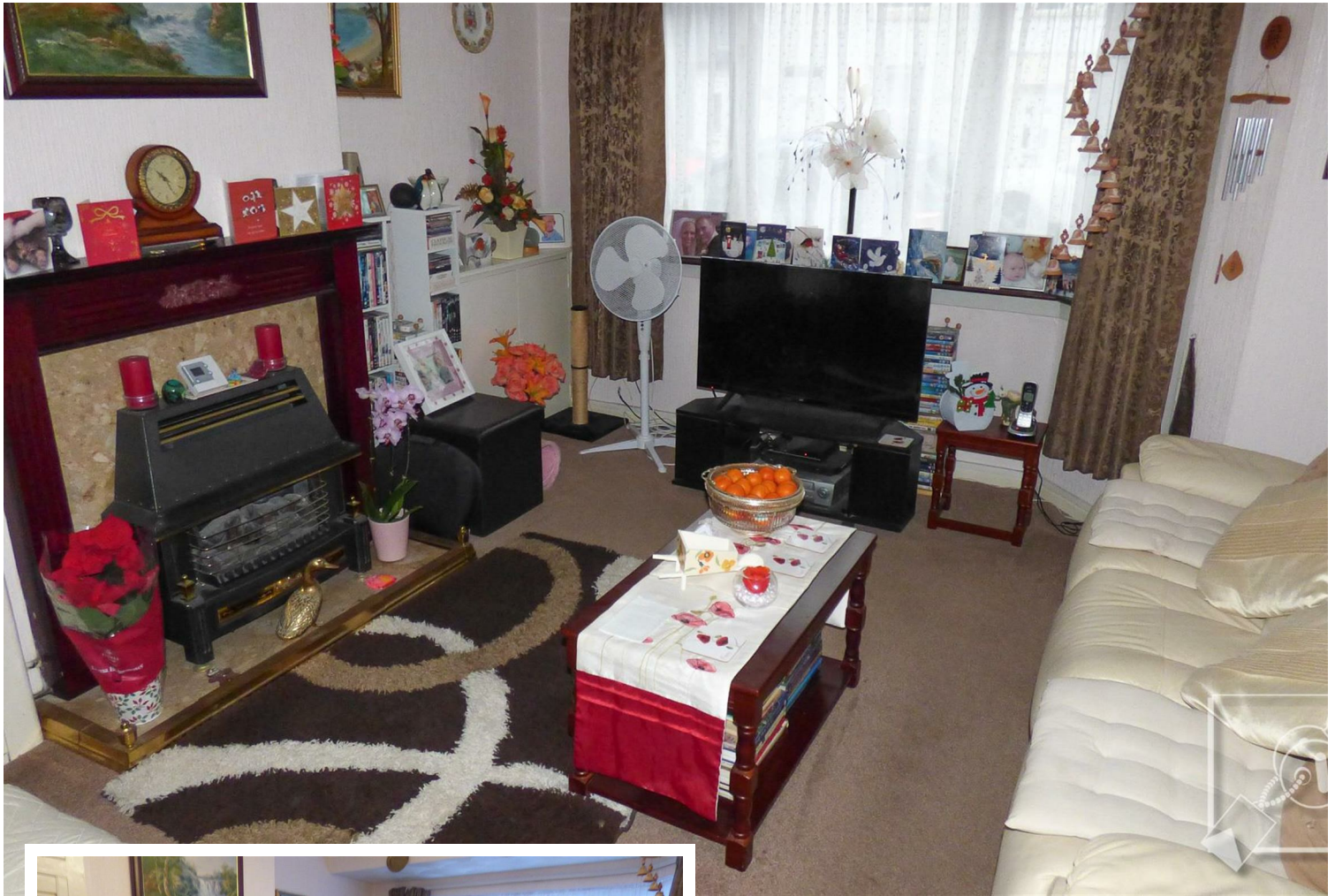
£220,000



- SOLD BY SEALEYS WALKER JARVIS
- Detached Garage
- Gas Central Heating
- Two Bedroom Ground Floor Maisonette
- Double Glazing
- Share of Freehold



37 Rural Vale, Gravesend, Kent, DA11 9JJ



LOCATION:

Rural Vale is perfectly located, meaning a variety of local amenities are only a short drive away including supermarkets and hardware/homeware stores. In Gravesend Town Centre you have a wide choice of retail stores, bars and restaurants, plus Gravesend Railway Station offers regular services to London including a high speed service to St Pancras, London., or you can travel from Ebbsfleet International station, making it ideal for commuters. Surrounded by good Primary Schools, secondary and grammar schools. Bluewater is within easy access if you fancy some retail therapy, a trip to the cinema or dining out in one of its many restaurants. The A2 with links to the M25, M20 & M2 is also within easy access.



DESCRIPTION:

If you are looking for accommodation on one level then take a look at this two bedroom ground floor maisonette. Situated on a corner plot boasting its own private gardens to front side and rear, providing that all important out door space and a detached garage within the boundary. The property comprises a porch, hall lounge, fitted kitchen with built in oven and hob, two double bedrooms and a bathroom. The property is heated by gas central heating and the windows are all double glazed. Ideally suited to a first time buyer or someone looking to downsize.

FRONTAGE:

Retaining wall and gate. Paved to front and lawn to side, path leading to side entrance door and access to rear garden.

PORCH:

Double glazed sliding doors. Built in storage cupboard, Double glazed inner door to:

HALL:

Carpet, radiator.

LOUNGE:

Double glazed bay window to front, carpet, radiator, gas fire. Built in storage cupboard, alcove cupboard housing electric meter.

KITCHEN:

Double glazed window to rear over looking gardens. Fitted with wall and base cupboards, work surfaces, stainless steel sink and drainer, built in gas hob with extractor hood over, built in oven, plumbed for washing machine, tiled floor. Ideal wall mounted boiler for hot water and central heating.

BEDROOM 1:

Double glazed window to front, carpet, radiator.

BEDROOM 2:

A double room with double glazed window to rear, carpet, radiator.

BATHROOM:

Double glazed window to rear. part tiled walls, radiator. White suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c..

GARDENS:

The gardens extend from the front to the side, to the rear. The rear garden is mostly laid to lawn with fencing, various shrubs and bushes, flower beds. Timber shed to remain.

GARAGE:

Detached single garage within the boundary, suitable for a small car.

There is a residents parking permit scheme in operation.



TENURE:

50% Share of Freehold - 999years from 20.9.1991
20.9.2990 - 967 years remaining.

We understand there is no Ground Rent or Service Charge.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1,701.71 2024/2025

SERVICES:

Mains Gas including a gas fire, Mains Electric, Mains Water, Mains Drainage

BROADBAND & MOBILE NETWORKS:

We understand the following broadband networks are available in the area: Openreach , Netomnia, Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area: EE

We understand the following mobile networks are currently available: EE, O2, Three, Vodafone. 5G is predicted to be available around this location from the following provider(s): EE, Three, Vodafone. Please note that this predicted 5G coverage is for outdoors only.



Ground Floor



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

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