



133, Dover Road,  
Gravesend, DA11 9QX

Offers Around  
£300,000



- Substantial Two Bedroom Semi Detached House
- Spacious Room Sizing
- Scope for Improvement
- No Onward Chain
- Features: dressing room/study/cellar
- Popular Location





133 Dover Road, Gravesend, , DA11 9QX



#### DESCRIPTION:

This substantial two bedroom semi detached house offers plenty of space, particularly to the ground floor floor which with some thoughtful care, could make a perfect family home. On entering the property there is a small room which would make an ideal study/office, an open plan spacious lounge/diner, with access to a useful cellar, fitted kitchen and a ground floor bathroom. Upstairs are two double bedrooms, a lobby/dressing area with access to another small room, which has potential to create a third bedroom/nursery. The house benefits from Gas Central heating and is partly double glazed. Outside space includes a front garden, South facing rear garden and a detached outbuilding/workshop. Offered for sale with immediate vacant possession, meaning no onward chain complications.



#### **LOCATION:**

Dover Road is a great location for families as it lies within the catchment area of many highly regarded schools. It is only 1.7 miles from Gravesend train station and 1.5 miles from Ebbsfleet both with excellent transport links to London including a high speed service to St Pancras, London. The A2 is only a short drive away with links to the M25, M20 & M2. It is within just a short walk to local amenities including a local pubs, shops, food outlets. If you fancy some retail therapy, then the renowned Bluewater is within easy access offering many shops, restaurants, cafe bars and entertainments.

#### **FRONTAGE:**

Retaining wall, paved path in garden with space for convenient wheelie bin storage, leading to front door.

#### **STUDY:**

Window to rear, laminate floor, radiator.

#### **LOUNGE/DINER:**

A spacious room with bay window to front and window to rear. Divided into two distinct areas via the staircase. Two double radiators, laminate floor, under stairs cupboard. Trap door providing access down to cellar.

#### **KITCHEN:**

Window to side and rear, door to side. tiled floor. Fitted with a range of modern white wall and base units with black work surfaces, gas hob with extractor hood above, built in oven, stainless steel one and a half bowl sink and drainer.

#### **BATHROOM:**

Double glazed window to side, tiled floor, tiled walls, radiator, heated towel rail. White suite comprising panelled bath with shower over, pedestal wash basin and low level w.c..

#### **UTILITY AREA:**

Tiled floor, door to garden.

#### **STAIRS/LANDING:**

Leading to first floor.

#### **BEDROOM 1:**

A spacious room with double glazed window to front, carpet, radiator, fitted mirror wardrobe.

#### **BEDROOM 2:**

Double glazed window to rear, built in cupboard, carpet, radiator.

#### **STUDY/OFFICE/NURSERY:**

Double glazed window to rear with access to eaves storage, carpet radiator. "Ideal" boiler for hot water and central heating.

#### **REAR GARDEN:**

Concrete patio area, picket fence with opening to grass area and concrete path leading to rear of garden. fencing to sides. Detached outhouse/workshop to rear of garden.





## PARKING:

On street parking.

## TENURE:

Freehold

## LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: C - £2039.25 2025/2026

## SERVICES:

Gas, Electricity, Mains Water, Mains Drainage.

## BROADBAND/MOBILE NETWORKS:

**BROADBAND:** We understand the following broadband suppliers for this area are: Netomnia, and Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area: EE

**MOBILE COVERAGE:** We understand the following provide Indoor voice & data EE, Three, O2, Vodafone. For Outdoor voice, data and enhanced data: EE, Three, O2 and Vodafone.

This information has been provided by Ofcom on 30th April 2024.

## LOCAL LAND CHARGES

Local Land Search 3000478



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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