



82, All Saints Road,
Gravesend, DA11 8RW

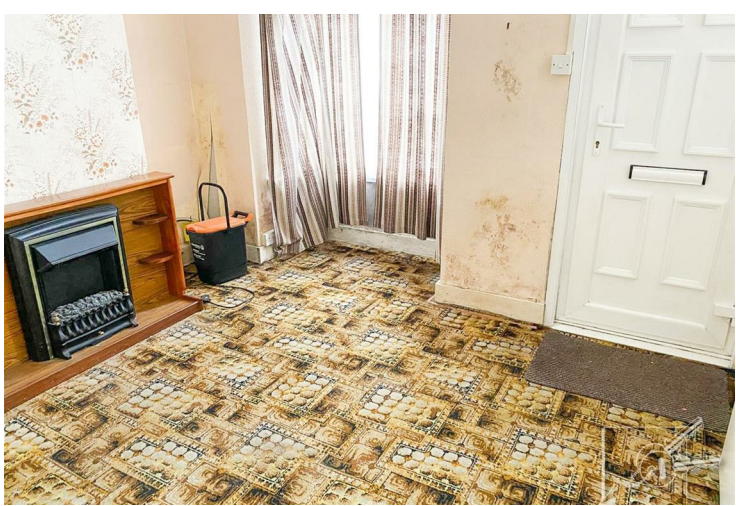
£200,000



- 2/3 Bedroom Terrace House
- 2 Reception Rooms
- Ground Floor Shower Room
- Refurbishment Required
- Kitchen
- Rear Vehicle Access



82 All Saints Road, Gravesend, , DA11 8RW



DESCRIPTION:

If you are looking for a house to do up, then this one right up your street. Requiring complete refurbishment, this characterful property comprises two separate reception rooms, kitchen, ground floor shower room, two double bedrooms and a box room/dressing room. The house is double glazed throughout and benefits from a Southerly aspect rear garden with rear vehicle access. An ideal investment opportunity which with some thought, could become a dream home.

LOCATION:

Situated in the heart of Perry Street, with all the shops and facilities on offer practically on the door step, this is an ideal place to live. It is within the catchment area of a choice of primary, secondary and grammar schools. Gravesend town centre and mainline station are within approximately 1.8 miles away where you can catch the high speed or domestic train to London, whilst Ebbsfleet International Station is within 1.4 miles, making it an ideal location for commuters. The A2, M2, M20 and M25 are within easy access and it is on a bus route to Gravesend, Bluewater & Dartford. Cygnet leisure centre is within a few minutes walk and the Cyclo Park is close by.



FRONTAGE:

There a small flagstone frontage setting the property neatly back from the pavement, with concrete path leading the front door.

ENTRANCE:

UPVC front door leading into:

RECEPTION 1

Double glazed bay window to front, gas meter, storage heater.

RECEPTION 2:

Double glazed window to rear, storage heater, under stair cupboard with electric meter and electrical consumer unit.



KITCHEN:

Double glazed window to side. Stainless steel sink and drainer with cupboard under, single base cupboard, further double base cupboard and triple draw unit, work surface.

LOBBY:

Double glazed door leading out to garden. power point, sliding door to:

SHOWER ROOM:

Double glazed window to side, main boiler for hot water, pedestal wash basin, shower cubicle, low level w.c.,

STAIRS/LANDING:

Stairs Leading to first floor.



BEDROOM 1:

A large double bedroom with double glazed window to front, alcove shelved cupboard above stairwell.

BEDROOM 2:

A second double sized room, with double glazed window to rear, storage heater, cupboard over stair well, access to:

BEDROOM 3/DRESSING ROOM:

Double glazed window to rear.

GARDEN:

The rear garden is South facing, mostly laid to concrete, outside tap, fully fenced., rear gate leading out to rear vehicle alley way.

PARKING:

There is rear vehicle access, therefore subject to planning permission there is potential to built a garage or off street parking in the rear boundary. There is also unrestricted parking in the road, which is a one way street.

TENURE:

Freehold

LOCAL AUTHORITY

Gravesham Borough Council:

Council Tax Band B - £1701.71 for 2024 -2025





SERVICES:

Gas, electric, mains drainage, mains water

BROADBAND/MOBILE AVAILABILITY:

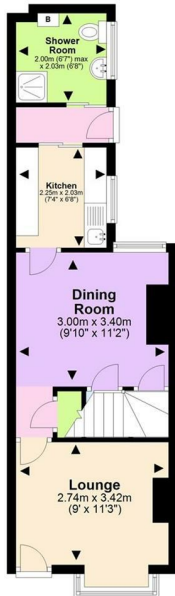
BROADBAND PROVIDERS: Virgin Media, Openreach, Netomnia. You may be able to obtain access from the following fixed wireless providers, EE, Three

MOBILE PROVIDERS: EE, Three, 02, Vodafone

This information has been provided by Ofcom on 24th May 2024

Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(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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