



40, Farley Road,
Gravesend, DA12 2LT

£260,000



- SOLD BY SEALEYS WALKER JARVIS
- Ready to be improved
- Larger than average garden/plot size
- Garage and parking



40 Farley Road, Gravesend, , DA12 2LT



LOCATION:

Farley Road is situated on a development of similar type properties, known as The Hoplands, located off of the Lion Garage Roundabout in Gravesend. Therefore it is within easy access of local amenities, including convenience stores where you can pick up your every day essentials or take your choice of a variety of takeaways. Gravesend town centre and railway station is within 1.4 miles. Offering excellent transport links including a high speed train to St Pancras London in approximately 23 minutes or you can travel from Ebbsfleet International railway station to St Pancras London and be there in just 17 minutes making an ideal location for commuters. Its on a bus route to Gravesend, Bluewater and Dartford, whilst the A2 is easily accessed with links to the M2/M20/M25.

PROPERTY DESCRIPTION::

Located on a corner position on this popular development, this two bedroom semi detached house is in need of some TLC. But offers plenty of scope for improvement and extension subject to planning permission. Boasting a larger than average rear garden, a garage to the side and off street parking on the drive, this property is ideal for anyone looking for a project to do up and call home.



FRONTAGE:

Open plan frontage. laid to lawn, foot path to front door, integral bin store to front of house.

ENTRANCE:

UPVC front door opening into living space:

OPEN PLAN LIVING SPACE

Double glazed window to front, carpet. Two warm air vents. Open to:

KITCHEN: Double glazed window to rear and door to garden. Stainless steel sink and drainer, wall and base units, work surfaces, built in larder cupboard. Local tiling to walls, electric cooker point, plumbed for washing machine. Warm air boiler and controls for heating..



STAIRS/LANDING:

Open plan staircase leading to first floor, access to loft, double glazed window to side, warm air vent.

BEDROOM 1:

A double room with double glazed window to front, carpet, warm air vent. Mirror front sliding wardrobe, built in over stair storage cupboard.

BEDROOM 2:

A double room with double glazed window to rear, carpet, built in cupboard, warm air vent.

BATHROOM:

White suite comprising panelled bath with shower mixer taps, vanity wash basin and low level w.c. with built in cistern. Local tiling to walls, warm air vent, carpet. Built in airing cupboard with hot water cylinder and immersion heater.



GARDEN:

Being on the corner of the road and the end of the row, the rear garden is wider than average, fully fenced to sides and rear with outside water tap.

GARAGE:

Single garage attached to side of house with up and over door, pitched roof, double glazed door to garden. There is additional parking on the drive in front of the garage.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council
Council Tax Band C - £1944.81 for 2024-2025

SERVICES:

Gas, Electricity, Mains Drainage, Mains Water





BROADBAND & MOBILE COVERAGE:

BROADBAND PROVIDERS: We understand Virgin Media, Openreach, & Netomnia provide limited Standard, superfast & Ultrafast services. You may also be able to obtain service from EE for fixed wireless service.

MOBILE PROVIDERS: For indoor and outdoor use we understand EE, Three, O2, Vodafone are likely to provide limited services. 5G is predicted to be available in the area from EE, O2, Vodafone for outdoor use.

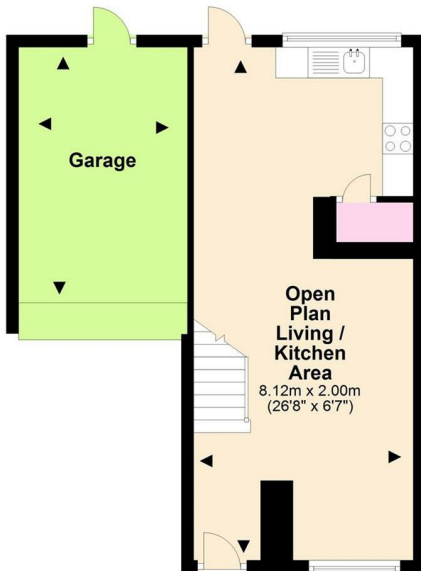
This information has has been provided by Ofcom on 20.6.24

VENDOR NOTE:

This home is going through probate, which has been applied for (June 2024) please ask for further details.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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