



98, Vigilant Way,
Gravesend, DA12 4PN

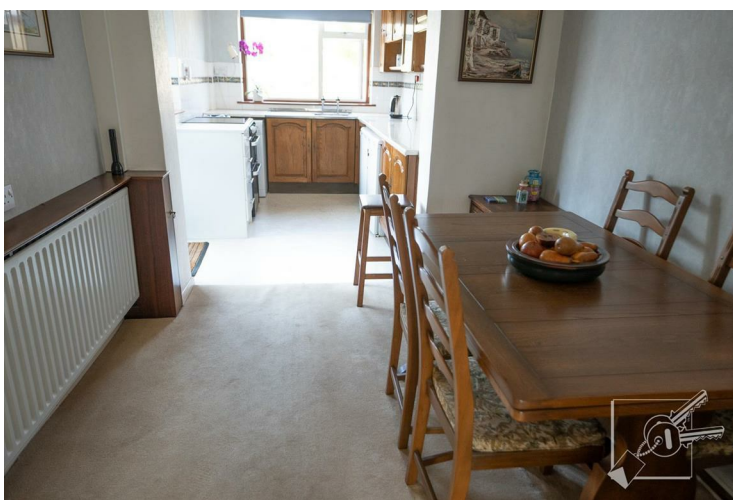
£380,000



- SOLD BY SEALEYS WALKER JARVIS
- Good Rear Garden
- Potential For Improvement
- Kitchen Extension
- Garage & Parking to side
- No Onward Chain



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LOCATION:

Riverview Park is a family orientated location with its own local shops, including Morrison and Tesco local and facilities including Doctors Surgery and Dentist. Offering excellent transport links including regular bus service and commuter coach service to London and easy access onto the A2 M2 M20 & M25 motorway links. Gravesend town centre is within approximately 3 miles along with its mainline railway which offers services to London and the Kent coast including a high speed service to St Pancras London in just twenty two minutes, or you can travel from Ebbsfleet International railway station and be in London in around seventeen minutes.

Riverview Park has its own Infant and Junior primary schools and Thamesview Secondary school is within walking distance . It is also in the catchment area for a choice of other schools including Grammar Schools. If you are looking for further education then Mid Kent College is nearby.

For those who enjoy sports and fitness Cascades leisure centre is within walking distance which includes a skate park and children's playground.



DESCRIPTION:

Built in 1961, this is the first time this property has come to market, having only ever had one owner and now awaits new owners to make it their family home. Offering lots of scope for improvement and extension subject to planning permission, the house boasts a good size, well manicured rear garden. Accommodation includes, lounge, separate dining room, which opens to an extended kitchen, whilst upstairs there are two double bedrooms, a single bedroom and a shower room. There is a garage to the side with parking on its forecourt for one car and potential to convert the front garden into further off street parking. Offered for sale with no onward chain, viewing is recommended,

FRONTAGE:

The front garden has been designed for easy maintenance and mostly laid to slate chippings with shrub and bush borders. Potential to create an off street parking space subject planning permission.

PORCH:

Double glazed, sliding door, glazed inner door leading into:

HALL:

Carpet, radiator, under stair cupboard. Doors to lounge and dining room.

LOUNGE:

Double glazed window to front, carpet, gas fire in brick fire place with Baxi back boiler, double glazed patio doors leading out to the rear garden. Door to dining area.

DINING AREA:

Carpet, radiator, arch through to kitchen and door to hall.

KITCHEN:

An extension to the property with window to rear and door to garden. Traditional oak wall and base cupboards, work surfaces., stainless steel sink and drainer. Electric cooker point, plumbed for washing machine, space for fridge and freezer. Access to loft.

STAIRS/LANDING:

Carpet, hand rail, access to loft with ladder.

BEDROOM 1:

Double glazed window to front, carpet, radiator, built in airing cupboard with hot water cylinder. Fitted wardrobes along one wall.

BEDROOM 2:

Double glazed window to rear, fitted wardrobes with dresser between, carpet, radiator.

BEDROOM 3

Double glazed window to front, carpet, radiator.

SHOWER ROOM:

Double glazed window to rear, vinyl floor, vanity wash basin, low level w.c. and shower cubicle. Tiled walls.

GARDEN:

There is a good size well manicured rear garden with paved patio, outside water tap, large lawn with flower borders, shrubs and bushes. Bin storage area, timber shed with power and light, water butt. Side gate.





GARAGE:

Single garage to side of house with double doors, courtesy door to garden. Accessed via a shared drive. Parking space on forecourt to front of garage. There is space to create additional parking to the front of the house if required.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax band D - £2187.91 for 2024-2025

BROADBAND/MOBILE AVAILABILITY:

BROADBAND PROVIDERS: We understand Virgin Media and Openreach provide good Standard, superfast & Ultrafast services. You may also be able to obtain broadband service from the following fixed wireless services: EE & Three.

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

This information has been provided by Ofcom on 26.6.24

NOTE:

Please note: There is no onward chain. The property is being sold subject to probate. We understand probate has been applied for. A purchaser can proceed to purchase, but will not be able to exchange contracts until probate has been granted.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.