



42, Barr Road,
Gravesend, DA12 4DY

£340,000



- Two Bedroom Semi Detached House
- Off Street Parking to Front
- Rewired and Boiler Replaced

- Move In Ready
- 130' South Facing Garden
- Viewing Recommended



42 Barr Road, Gravesend, Kent, DA12 4DY



DESCRIPTION:

Welcome to this superb two bedroom semi detached house, which should be on the top of your viewing list. Since owning this home, the current vendors have spared no expense making many improvements and updating the property over the last three years. Improvements include a brand new fitted kitchen with built in oven and hob, luxury new shower room suite, new internal doors, new flooring and carpets, new gas central heating system and re-wiring. Other accommodation comprises porch, hall, two separate reception rooms. a 130' south facing rear rear garden and off street parking to the front. Offering plenty of opportunity for extension subject to planning permission. Take a look inside to appreciate exactly what is on offer.

LOCATION:

Barr Road is a popular residential location situated off Thong Lane, Gravesend. It is on a bus route to Gravesend Town Centre, Bluewater and Dartford Town Centre and the bus stop is literally just a stones throw away. It is in the catchment area for choice of good, primary, secondary and grammar schools whilst North Kent College is near by for further education. If you are looking for a fitness centre, then Cascades Leisure Centre is not too far. There are excellent transport links, including, a high speed train from Gravesend Mainline Station travelling to St Pancras in around 22 minutes, or you can travel to London or the Kent Coast on the domestic line, The A2, M2, M20 and M25 motorway links are all easily accessed by car.



FRONTAGE:

Concrete path and three shallow steps leading to front porch, walled one side, fencing to other, side gate leading to rear of property. Off street parking for one car with potential to create a second space.

PORCH:

UPVC double glazed front door, inner door to hall.

HALL:

Grey Laminate flooring, radiator, access to lounge, dining room and stair case.

LOUNGE:

Large double glazed window to front, grey laminate floor, radiator.

DINING ROOM:

Double glazed window to rear, grey laminate floor, under stair cupboard housing combi boiler for hot water and central heating, which we understand is under warranty, along with gas, electric and electrical consumer unit. Door to:

KITCHEN:

A well appointed modern fitted kitchen, comprising built in oven and hob, ample wall and base cupboards offering plenty of storage for all of your kitchen essentials. Quartz work surfaces. Plumbed for washing machine and dishwasher, space for American style fridge/freezer. Radiator, inset ceiling spot lights, double glazed window to side and door giving access out to rear garden.

STAIRS/LANDING:

Carpeted staircase leading to first floor. Access to loft.

BEDROOM 1:

A bright and spacious double room with double glazed bay window to front, further double glazed window, to front, carpet, radiator.

BEDROOM 2:

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

SHOWER ROOM:

A luxury suite, comprising tiled shower cubicle with glass doors, low level w.c., vanity wash basin, inset ceiling spot lights, fully tiled walls and floor, chrome heated towel rail, double glazed window to rear.

GARDEN:

The property boasts a south facing rear garden approximately 130' deep. Mostly laid to grass, with mature shrubs, trees and bushes. Timber shed, outside water tap. There is a rear vehicle access way and space for double garage subject to planning permission.

PARKING:

There is off street parking to the front for one car and ample potential to create an additional space.

TENURE:

Freehold

SERVICES:

Mains Gas, Electricity, Water and Drainage.





LOCAL AUTHORITY:

Gravesham Borough Council
Council Tax Band C - £1944.81

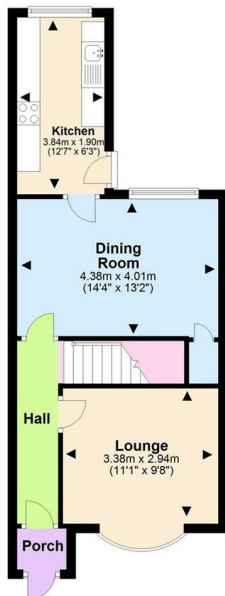
BROADBAND/MOBILE SERVICE:

BROADBAND PROVIDERS: Openreach, Virgin Media and Netomnia are predicted to provide Standard, Superfast, Ultrafast services in this area. You may also be able to obtain broadband from the following fixed wireless access providers: EE & Three.

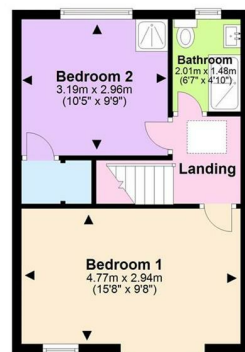
MOBILE PROVIDERS: We understand the following mobile providers for indoor and outdoor provide both voice and data: EE, Three, O2, Vodafone. 5G is predicted to be available in this location from the following provider(s): EE, Three, O2, Vodafone., for outdoors only.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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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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.