



21, Kent Road,  
Gravesend, DA11 0SZ

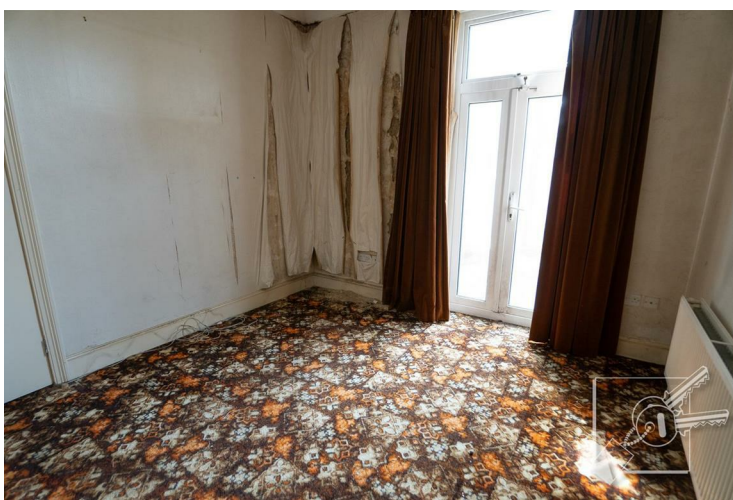
£375,000



- SOLD BY SEALEYS WALKER JARVIS
- 3 Reception Rooms
- 4 Double Bedrooms
- Potential for off road Parking



## 21 Kent Road, Gravesend, , DA11 0SZ



### DESCRIPTION:

If you are looking for a project home, to do up and make your own, then this four bedroom semi detached house could be right up your street. Offering spacious accommodation with a completely blank canvas on which to create your dream home. The property boasts a few original features including cornice work and corbels in the hall, a stained glass window above the entrance door and an original fireplace in the fourth bedroom. Accommodation includes three separate reception rooms, large kitchen, ground floor shower room and separate w.c. Upstairs on the first floor you will find a three double bedrooms, bathroom and separate w.c., whilst on the top floor you will find the fourth bedroom which has access onto a small balcony and over looks the Southerly aspect rear gar garden. Other benefits include a cellar, some double glazing, gas central heating and solar panels on the roof.

The property is in need of complete updating, repair and renovation throughout but with some careful thought and imagination could become a fabulous family home.

### LOCATION:

Kent Road is a fabulous location to live. It is within walking distance of Gravesend town centre and railway station making it ideal for those who commute as you can travel to London on the domestic line or take the high speed to St Pancras, London and arrive in approximately 23 minutes. There are several primary and secondary schools in under a mile, plus a boys and a girls grammar school in the town with most scoring a minimum of 'good' Ofsted Ratings. Further education can be found for students at North Kent College in Gravesend.

### FRONTAGE:

A tiled path leads to the front door. Retaining brick wall, shrubs and bushes, side access leading to the rear of the property.



#### **PORCH:**

Partially glazed entrance door, inner door leading into:

#### **HALL:**

Original ornate cornice work and corbels, feature stained glass window above the front door, radiator.

#### **RECEPTION 1:**

Large bay window to front, radiator, brick built fireplace extending into each alcove either side of chimney breast incorporating open log fire and storage for logs. Bifold doors opening to:

#### **RECEPTION 2:**

Double glazed French doors leading out to the rear garden, radiator.

#### **RECEPTION 3:**

Two double glazed windows to side, radiator, access to:

#### **KITCHEN:**

A bright and spacious room with double glazed windows to side and door leading out to rear garden. Twin Stainless steel sink and double drainer, radiator, plenty of wall and base cupboards. Ample work surface space. With some careful planning and refitting, this could become your dream kitchen.

#### **CLOAKROOM:**

Situated off of the hall with double-glazed window to side, low level w.c. (currently out of use), wash basin, floor standing boiler for hot water and central heating, hot water cylinder with immersion heater and timing controls.

#### **SHOWER ROOM:**

Situated off the hall opposite the cloakroom. Shower cubicle, tiled walls.

#### **CELLAR:**

Ideal for storage, shelving and storage cupboards. Gas and electric meters, electrical fuse box.

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

Stair case leading to first floor.

#### **BEDROOM 1:**

A spacious room with large double glazed bay window to front, further window to front, two radiators.

#### **BEDROOM 2:**

Double glazed window to rear, radiator, vanity wash basin.

#### **BEDROOM 3:**

Double glazed window to rear, radiator, vanity wash basin.

#### **BATHROOM:**

Double glazed window, panelled bath, tiled walls, heated towel rail.

#### **SEPARATE W.C.:**

Double glazed window to side, low level w.c., tiled walls.

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

Staircase leading to top floor, built in storage cupboard.

#### **BEDROOM 4:**

An attic room with plenty of space, two radiators, sink unit. double glazed door onto single balcony overlooking rear garden.

#### **GARDEN:**

There is a good size southerly aspect garden requiring landscaping. Walled each side and rear, outside water tap, shed. paved patio extending to side. Side gate leading to front of property.

#### **PARKING:**

There is a dropped kerb and potential for off street parking to the front. Street parking is by residents parking permit and restrictions apply between 11am and 12 noon for non permit holders.

#### **TENURE:**

Freehold

#### **LOCAL AUTHORITY**

Gravesham Borough Council:

Council Tax Band: D £2174.67 2024-2025

#### **SERVICES:**

Mains Gas, Mains Electric, Mains Drainage, Mains Water





**BROADBAND/MOBILE PROVIDERS:**

**BROADBAND PROVIDERS:** We understand the following networks provide Standard, Superfast and Ultrafast services: Netomnia, Virgin Media, Openreach. You may be able to obtain broadband service from the following Fixed Wireless Access providers: EE and Three.

**MOBILE PROVIDERS:** We understand the following Networks provide limited indoor voice and data: EE, Three, O2 & Vodafone. They are also likely to provide outdoor voice & data. 5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage. 5G is predicted to be available in this location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This information has been provided by Ofcom on 13.8.24

**NOTES:**

Please note this property requires completely updating and refurbishment throughout, including plastering, new ceilings and some roof works. The property is sold as seen.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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