

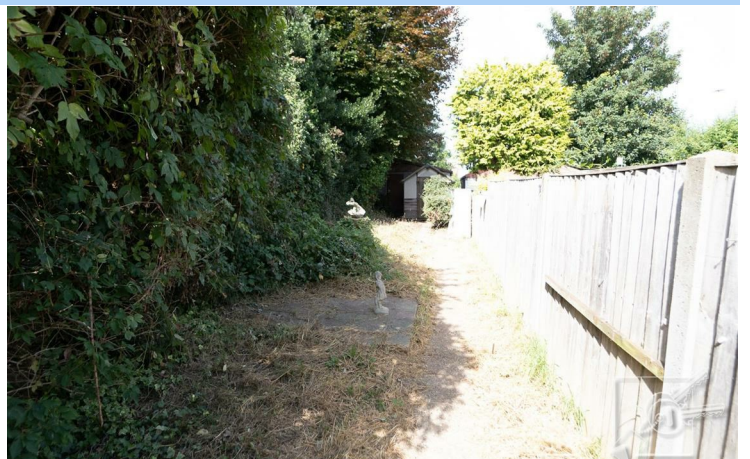


44, Thong Lane,
Gravesend, DA12 4LD

£335,000



- Renovation Project
- Double Garage to rear
- Three Bedroom Terrace House
- Generous size Westerley aspect rear garden



44 Thong Lane, Gravesend, , DA12 4LD



DESCRIPTION:

If you are looking for a project to do up and make your own, then this three bedroom terrace could be right up your street. Offering heaps of potential for improvement and a complete blank canvas to create your dream home this house is certainly worth a look inside. The accommodation comprises a lounge/diner, kitchen, first floor bathroom, two double bedrooms and a single bedroom. Outside there is a good size Westerly aspect rear garden with a double garage situated in the boundary. With some careful thought and imagination this property could make the perfect family home.



LOCATION:

Thong Lane is a great location to live, particularly with families as Thamesview Secondary School is within walking distance and there are primary schools, close by at Riverview Park. For further education Mid Kent College at Chalk is also within walking distance and if you are looking for sporting activities then Cascades leisure centre is just up the road. Offering excellent transport links including a bus stop which is practically on the doorstep and easy access to the A2 with links on to the M2, M20 & M25 motorway links. Gravesend town centre is a short car or bus ride away, where you will find the mainline railway station which offers not just the domestic line to London and the Kent coast, but a high speed service to St Pancras, London in just 23 minutes. Ebbsfleet International Railway station is also within 3.6 miles, where you can catch the high speed train to London in just seventeen minutes.



FRONTAGE:

Set back off of the road with retaining wall, gate and foot path to front door.

PORCH:

Multi paned wooden door, windows each side, tiled floor, inner door leading in to:

HALL:

Double radiator, under stair cupboard with gas and electric meters. Access to lounge/diner and kitchen

LOUNGE/DINER:

Originally two rooms opened into one large room with double glazed bay window to front, double glazed patio doors to rear, radiator, two gas fires one with back boiler (not tested.)



KITCHEN:

Fitted medium oak wall and base cupboards, work surfaces, gas hob, built in oven within housing unit, stainless steel sink and drainer. Double glazed door to rear porch:

REAR PORCH/UTILITY

Tiled floor, double glazed door to garden, double glazed door to garden, plumbed for washing machine, base cupboard.

STAIRS/LANDING:

Stairs to first floor with hand rail, access to loft. radiator.

BEDROOM 1:

Double glazed bay window to front, fitted mirror wardrobe along one wall, radiator.

BEDROOM 2:

Double glazed window to rear, radiator, fitted wardrobes along one wall with top cupboards above, incorporating airing cupboard with hot water cylinder.

BEDROOM 3:

Double glazed window to front, radiator.

BATHROOM:

Pampas coloured suite comprising panelled bath, low level w.c. and pedestal wash basin. Cork tiled floor, radiator, double glazed window to rear.

GARDEN:

A good size rear westerly aspect rear garden requiring landscaping crazy paved patio, water tap, grass, mature shrubs and bushes.





DOUBLE GARAGE

There is a double garage to the rear of the garden which is accessed via a rear vehicle alleyway.

TENURE:

FREEHOLD

LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band C - £1944.81 for 2024-2025

UTILITIES:

Mains Gas, Mains Electricity, Mains Drainage, Mains Water

BROADBAND/MOBILE NETWORKS:

BROADBAND:We understand Openreach and Virgin Media Standard, Superfast & Ultrafast services in this area. You may be able to obtain broadband service from the following Fixed Wireless Access providers: EE, Three

MOBILE: We understand, Three, EE, O2 & Vodafone provide limited indoor voice and data and all of these providers are likely to provide outdoor voice & data. 5G is predicted to be available around this location from the following provider(s): EE, Three, O2, Vodafone.

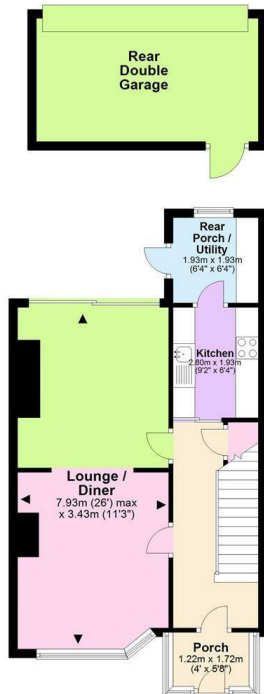
The above information has been provided by Ofcom on 15th August 2024

NOTE:

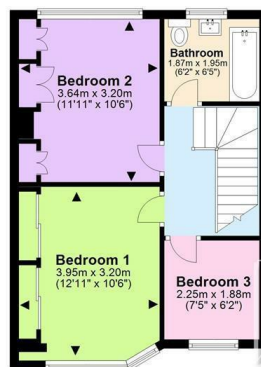
Please note this property requires full refurbishment & updating and is sold as seen.



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	62	
(39-54) E		
(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.