

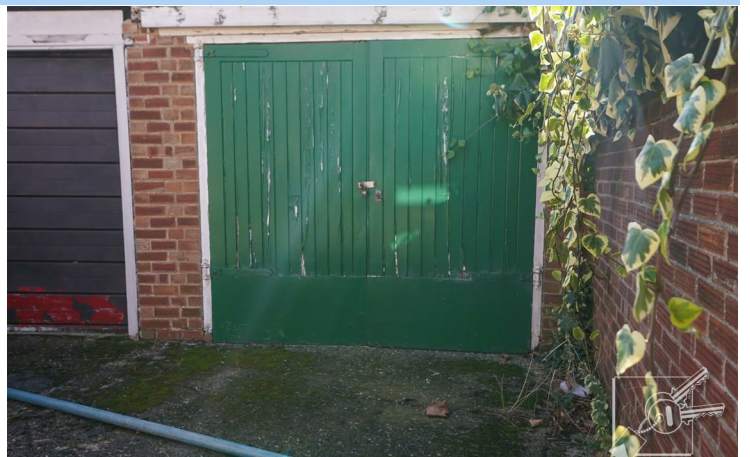
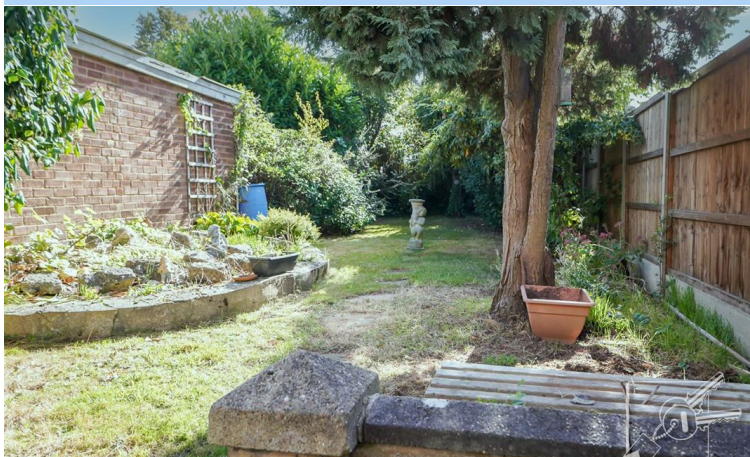


38, Cimba Wood,  
Gravesend, DA12 4SD

£325,000



- SOLD BY SEALEYS WALKER JARVIS
- Garage to Side
- Bags of Potential For Improvement & Extension
- Immediate Vacant Possession



## 38 Cimba Wood, Gravesend, , DA12 4SD



### DESCRIPTION:

This three bedroom semi detached house offers huge potential to create your perfect family home. Requiring updating and modernisation throughout, there is also scope to extend subject to planning consent. The accommodation comprises hall, lounge/diner, kitchen, bathroom, two double bedrooms and one single bedroom. There is well established garden to the rear and a shared drive leading to a single garage. Call now to arrange viewing as this type of property doesn't normally hang around on the market for long.



**LOCATION:**

Situated off of St Francis Avenue on the ever popular Riverview Park within 150 yards of Riverview Junior School and 160 yards of Riverview Infant School and 710yards from Thamesview secondary school, making it an ideal location for families. 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. For those who enjoy sports and fitness Cascades leisure centre is within walking distance which includes a skate park and children's playground.

**FRONTAGE:**

Low retaining brick wall, shrubs. potential to create further off street parking. path to front door.

**HALL:**

Glazed front door, carpet, radiator, under stair cupboard with gas and electric meters. Shoe cupboard.

**LOUNGE/DINER:**

Double glazed window to front, secondary glazed window to rear and door to rear garden. Two radiators, Gas fire with Baxi back boiler for hot water and central heating.

**KITCHEN:**

Window to rear, door to garden. Wall and base units, stainless steel sink and drainer, , plumbing for washing machine, electric cooker point and spaces for appliances. Serving hatch to dining area.

**STAIRS/LANDING:**

Carpet, access to loft.

**BEDROOM 1:**

A double room with double glazed window to front, radiator, fitted wardrobe, airing cupboard with hot water cylinder and immersion heater.

**BEDROOM 2**

A double room with window to rear overlooking the rear garden, radiator, built in wardrobe.

**BEROOM 3:**

A double room with double glazed window to front, radiator, built in over stair cupboard with hanging and shelving space.

**BATHROOM:**

Double glazed window to rear, part tiled walls. Sky Blue suite, comprising panelled bath, low level w.c. and pedestal wash basin. Heated towel rail.

**GARDEN:**

A well established southerly aspect rear garden with mature trees and rockery.

**GARAGE:**

Shared drive, leading to single brick built garage.



**TENURE:**

Freehold

**LOCAL AUTHORITY**

Gravesham Borough Council:

Council Tax band D -£2,187.91 from 2024-2025

**SERVICES:**

Mains Gas, Mains Electric, Mains water, Mains Drainage

**BROADBAND/MOBILE NETWORKS:**

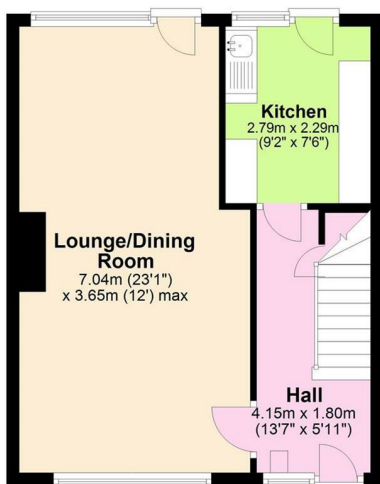
**BROADBAND:** We understand the following networks provide Standard, Superfast and Ultrafast services in this area: Openreach, , Virgin Media. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE

**MOBILE:** EE,, Three, O2, Vodafone provide indoor and outdoor services in this area. 5G is predicted to be available around location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This information was provided by Ofcom on 4th October.



**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>61</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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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.