

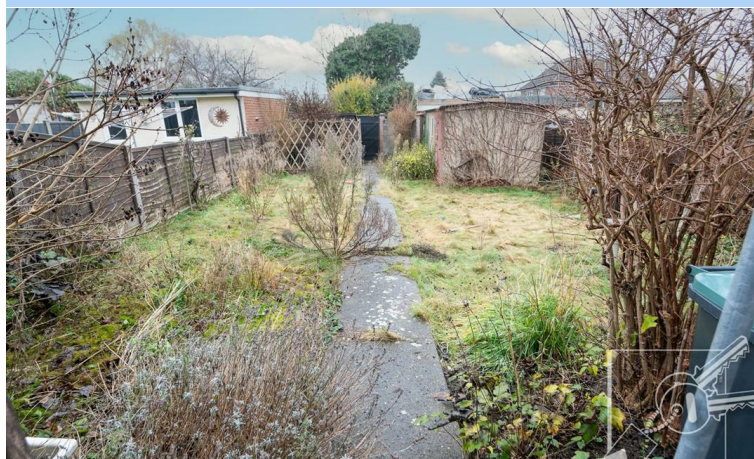


76, Park Avenue,
Gravesend, DA11 8DL

Offers In The Region
Of £300,000



- SOLD BY SEALEYS WALKER JARVIS
- Generous Sized Rear Garden with Garage
- Separate Lounge & Dining Rooms
- Plenty of Scope For Improvement & Extension STUPP



76 Park Avenue, Gravesend, , DA11 8DL



LOCATION:

This property is in an area popular with families due to its close proximity to Copperfield Academy primary at the end of the road and close to Northfleet Technology College for boys and Northfleet Girls school, as well as being in the catchment area for Mayfield Grammar School for Girls and Gravesend Grammar School for Boys. Gravesend town, is within easy access, with its large number of shops, pubs and restaurants. Gravesend railway station is just 0.9 miles away, offering a high speed service to St Pancras, London in just 23 minutes. or you can take the domestic train to London, Medway Towns or the Kent Coast. Perry Street is only 0.4 miles away providing plenty of shops amenities where you can pick up your day to day essentials. Ebbsfleet International Railway Station is within 1.2 miles where you can take the high speed train to St Pancras in just 17 minutes. The A2, M2, M20 and M25 motorway links are all easily accessible. If you are looking for sporting activities, then Cygnet Leisure centre is nearby.



DESCRIPTION:

If you are looking for a property to do up and call home, then you may just have found what you are looking for. This substantial two bedroom detached house was built around the 1930's and offers plenty of scope for improvement with potential to extend subject to planning permission. The accommodation boasts generous sized separate lounge and dining rooms, kitchen, a lobby with access to a utility cupboard and w.c.. Upstairs there are two double bedrooms and a large bathroom with plenty of space to install a separate shower cubicle. . The property gas central heating and most of the windows to the principle rooms are double glazed. There is a good size garden to the rear with a detached single garage in the boundary and rear vehicle access. Viewing is recommended as soon as possible to avoid disappointment of missing out. This charming home on Park Avenue is a wonderful opportunity for those seeking a sought-after location. Whether you are looking to settle down or invest, this property is sure to impress.

FRONTAGE:

Set behind a retaining wall and gate, with path leading to front door, shrubs and bushes.

HALL:

1930's style front door, opaque window to front, radiator, carpet.

LOUNGE:

Double glazed bay window to front, radiator, carpet. Picture rail, brick fire place with decorative surround and over mantle.

DINING ROOM:

Aluminium double glazed window to rear, two radiators, carpet, tiled fireplace and hearth, in dark wood surround and electric fire. Picture rail, under stair storage cupboard with electric meter. Door to:

KITCHEN:

Double glazed window to side, radiator, half tiled walls, Glowworm boiler with timing controls for hot water and central heating. Stainless steel sink and double drainer with cupboards under, work surfaces, built in dresser unit with storage and shelving. Double glazed door to:

LOBBY:

Door to garden and access to:

W.C.:

High level W.C., radiator, single glazed window to rear.

UTILITY CUPBOARD:

Single glazed window to rear, plumbed for washing machine.

STAIRS/LANDING:

Carpeted staircase leading to a spacious first floor landing, access to loft, radiator, cloaks cupboard, double glazed window to front.

BEDROOM 1:

Double glazed window front, carpet, radiator, picture rail, two fitted wardrobes each side of chimney breast.

BEDROOM 2

Double glazed window to rear., radiator, carpet, picture rail.

BATHROOM:

A generous size bathroom with panelled bath, pedestal wash basin, low level w.c., radiator, part tiled walls. There is ample space to install a separate shower cubicle if required.





GARDEN:

A good size westerly aspect rear garden with flagstone patio, lawn, shrubs and bushes. Side gate, outside water tap, water butt, timber shed.

GARAGE:

There is a detached garage in the boundary of the rear garden. Courtesy door to garden. Rear vehicle access.

TENURE:

Freehold

SERVICES :

Mains Gas, Mains Electric, Mains Drainage, Mains Water.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: D £2,294.16 2025/2026

BROADBAND/MOBILE NETWORKS:

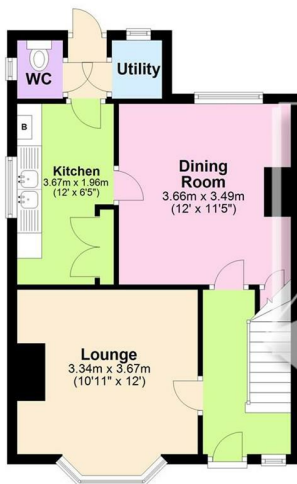
BROADBAND: We understand that Virgin Media, Netomnia, & Openreach provide Standard, Superfast & Ultrafast services. We understand you may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE & Three.

MOBILE: We understand 02 & Vodafone are likely to provide indoor voice & data, whilst EE, Three, 02 & Vodafone are likely to provide outdoor voice and data.

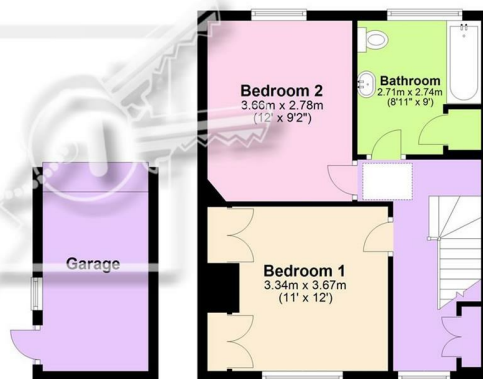
This information is provided by Ofcom on 17.1.25 and was last updated on 24th December 2024.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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