

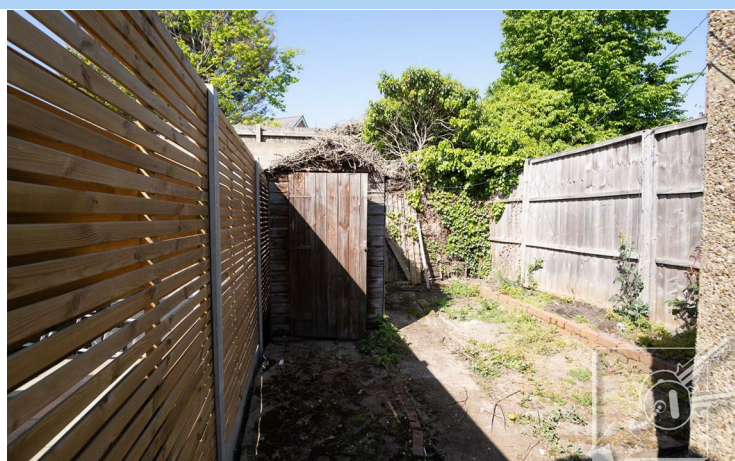


32, Taunton Road,  
Gravesend, DA11 9BY

Price Guide  
£200,000 - £220,000



- Two Bedroom Terrace House
- Open plan Living/kitchen/dining
- Requiring Refurbishment, Utility Room
- Ground floor Bathroom, Immediate Vacant Possession





32 Taunton Road, Gravesend, , DA11 9BY



#### DESCRIPTION:

Guide £200.000 - £220.000.

A two bedroom mid terrace property, situated close to Ebbsfleet train station, would be perfect for first time buyers or investors looking for a buy to let and is ideally located for commuters. Requiring refurbishment the property offers potential to create a lovely home. Comprising an open plan, living/kitchen/dining area, utility room, ground floor bathroom and two double bedrooms upstairs. The house has double glazed windows and is heated by Gas Central Heating. There is a non overlooked rear garden. Offering immediate vacant possession, meaning no onward chain complications, contact us to arrange a viewing.



#### **LOCATION:**

Located less than a mile to Ebbsfleet train station with excellent links to London and Europe (Ebbsfleet to London St Pancras around 18 minutes), making it ideal for those that commute to London for work. Locally there is a small commercial estate with a Costa coffee, a café and a gym. The A2 with links to the M25, M20 & M2 is situated just 2 miles away. Gravesend Town Centre & Mainline Station is just a short bus or car ride away, whilst Bluewater shopping complex at Greenhithe is easily accessible.

#### **FRONTAGE:**

Terrace to the pavement, front door leading into:

#### **OPEN PLAN/LIVING/DINING/KITCHEN:**

Double glazed windows to front and rear. Two Radiators, two under stair storage cupboards. Stainless steel sink and drainer with cupboards beneath and tiled splash backs.

#### **UTILITY ROOM:**

An ideal space for appliances with double glazed window to side. Electric cooker point, work surfaces, shelving. Ideal wall mounted boiler for hot water and central heating. Local tiling. Sliding door to:

#### **LOBBY:**

Double glazed door to rear porch, radiator, access to bathroom.

#### **BATHROOM:**

Double glazed window to side. White suite comprising panelled bath with Triton Shower over, wash basin, low level w.c.

#### **REAR PORCH:**

Access out to garden, window to rear. An ideal space to kick off your shoes before coming into the garden.

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

Leading to first floor.

#### **BEDROOM 1:**

Double glazed window to front, radiator.

#### **BEDROOM 2:**

Double glazed window to rear, radiator.

#### **GARDEN:**

Requiring landscaping. Fencing to sides.

#### **TENURE:**

Freehold

#### **LOCAL AUTHORITY:**

Gravesham Borough Council:

Council Tax Band B - £1784.35 2025-2026







## SERVICES:

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

## BROADBAND/MOBILE NETWORKS:

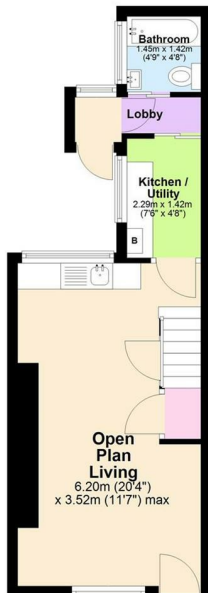
**BROADBAND:** We understand Openreach provide Standard & Superfast service. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area: EE, Three

**MOBILE:** We understand EE, Three, Vodafone & O2 provide indoor and outdoor service. 5G is predicted to be available around the location from the following providers: Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

## LOCAL LAND SEARCH

The land has the benefit of a right of way over the back passage leading from Taunton Road between the back gardens of Numbers 20 to 23 Galley Hill Road and Number 38 Taunton Road

Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto: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.