



79, Lamorna Avenue,
Gravesend, DA12 5PS

Asking Price £375,000



- Three Bedroom Family House
- Double Glazed Conservatory

- Ground Floor Cloakroom
- Popular Location



79 Lamorna Avenue, Gravesend, Kent, DA12 5PS



DESCRIPTION:

This three bedroom family house is worthy of an immediate viewing as we don't think it will be on the market for long. Built around the 1930's, the property comprises, hall, lounge with double doors opening to dining room, open plan fitted kitchen and a double glazed conservatory providing extra living space with access to a handy ground floor cloakroom. Upstairs are the three bedrooms including two doubles, a single and the bathroom. The house is heated by Gas Central Heating and benefits from double glazing throughout. There are good size gardens to front and rear and potential for off street parking to the front, subject to planning consents.

LOCATION:

Lamorna Avenue is a popular residential road between Valley Drive and Whitehill. There are good public transport links with bus stops just a short walk with services going to Gravesend town centre and Bluewater shopping centre. It is within approximately 1.5 miles from the A2 with links to the M25, M20 and M2. Gravesend train station is within approximately 1.5 miles and offers a high speed service to St Pancras (journey time around 22 minutes), or you can travel on the high speed train from Ebbsfleet International railway station and be at St Pancras, London in just 17 minutes. There are local shops and facilities at both Echo Square and Valley Drive which are within walking distance and it is in the catchment area of a choice of good, primary, secondary and grammar schools.



FRONTAGE:

The house boasts a good size front garden, setting it back from the pavement and roadside. Scope for off street parking subject to planning permission. Mostly paved, front gate and paved path leading to front door.

HALL:

UPVC Front door, carpet, radiator under stair storage cupboard. Access to lounge and dining room.

LOUNGE:

3.96m 0.30m x 3.61m (13'1" x 11'10")

Double glazed bow window to front, carpet, radiator, double doors opening into dining room.

DINING ROOM:

3.99m x 3.05m (13'1" x 10')

Carpet, radiator, storage cupboard, opening to kitchen, double glazed patio doors to conservatory.

KITCHEN:

2.95m x 2.03m (9'8" x 6'8")

Double glazed window to rear, fitted with a range of beech effect wall and base units, work surfaces, inset gas hob, with built in oven beneath and extractor over, plumbing for washing machine, space for fridge/freezer.

CONSERVATORY:

2.18m x 2.18m (7'2" x 7'2")

Double glazed windows to side and rear, double glazed door to garden, polycarbonate roof, radiator, built in cupboard. Door to cloakroom.

CLOAKROOM:

White suite comprising w.c., hand wash basin and heated towel rail.

STAIRS/LANDING:

Carpet, access to loft.

BEDROOM 1:

4.88m into bay x 3.10m into wardrobe (16' into bay x 10'2" into wardrobe)

Double glazed bow window to front, carpet, radiator, fitted mirror wardrobes along one wall.

BEDROOM 2:

3.99m x 3.30m (13'1" x 10'10")

Double glazed window to rear, carpet, radiator.

BEDROOM 3:

2.74m x 2.06m (9' x 6'9")

Double glazed window to front, carpet, radiator.

BATHROOM:

1.85m x 1.85m (6'1" x 6'1")

Double glazed window to rear. White suite comprising panelled 'P' shaped bath with shower over, WC, wash basin, heated towel rail.

GARDEN:

A generous size rear garden with fencing surround. Mostly laid to lawn and path leading to back gate to rear pedestrian alley way. Timber shed.

TENURE:

Freehold





SERVICES:

Gas, Electric, Mains Water and Drainage.

Gravesham Borough Council: Council Tax Band: C
£1944.81 for 2024-2025

LOCAL LAND SEARCHES

Local Land charges search ref: 2778891 shows there is a smoke control order in this area.

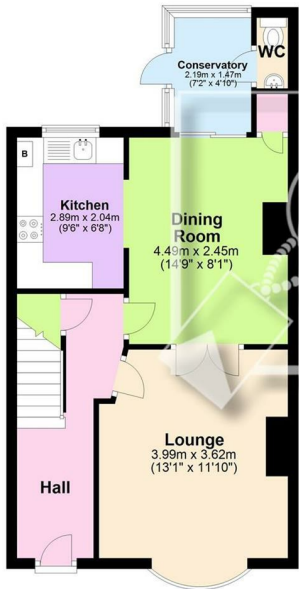
BROADBAND & MOBILE COVERAGE

Networks in your area for Broadband - Openreach, Virgin Media, Netomnia all report standard, superfast and ultrafast available in this property.

EE and O2 report limited availability indoors, while Vodafone and 3 report likely availability indoors. Externally, all four providers provide likely coverage for phone calls and data.

Information supplied by Ofcom 14.11.2024

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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