



31, Trosley Avenue,  
Gravesend, DA11 7QN

Guide Price £300,000 -  
£325,000

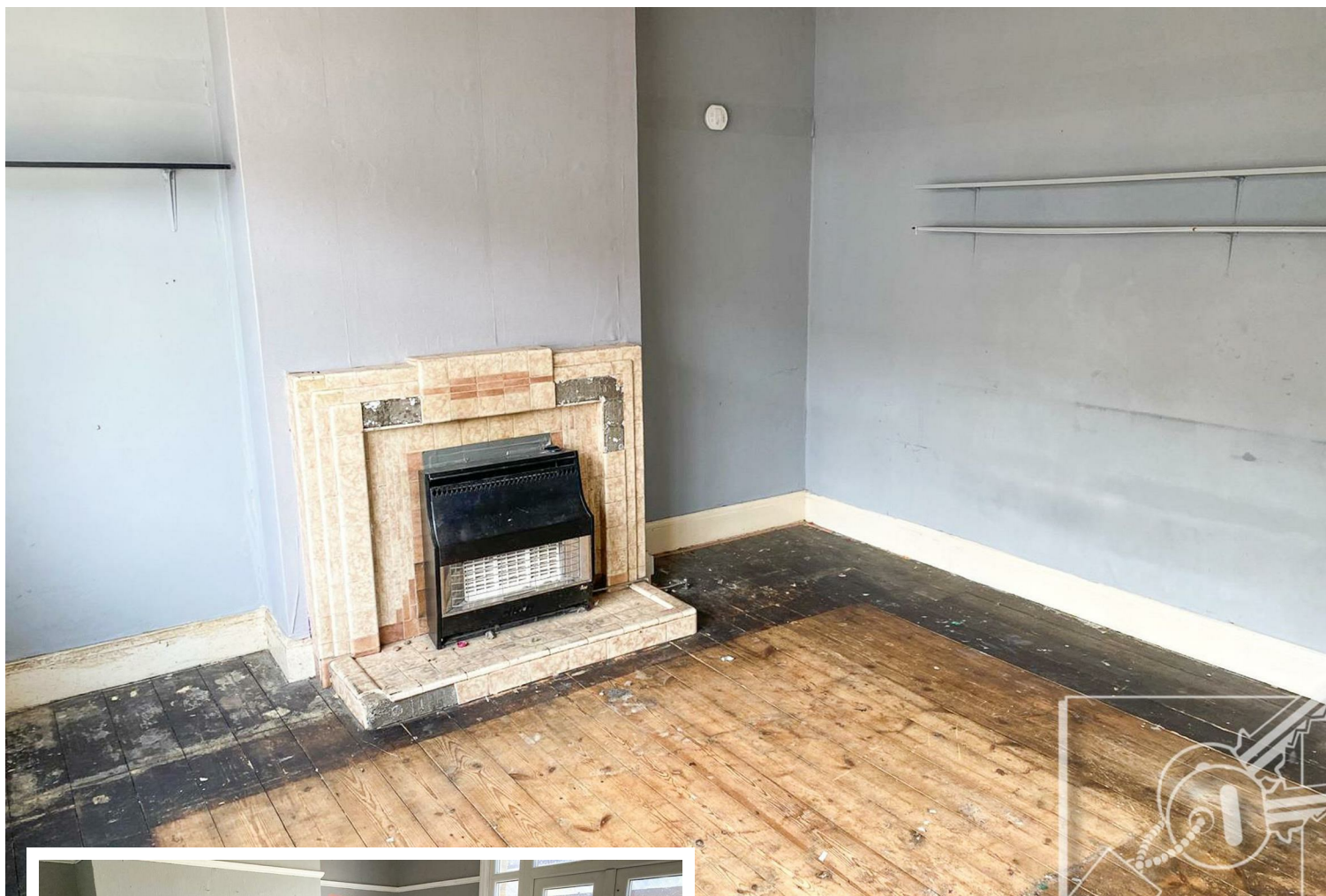


- 3-Bedroom Terrace House
- Popular Location
- In Need of Refurbishment
- No Onward Chain





## 31 Trosley Avenue, Gravesend, Kent, DA11 7QN



### DESCRIPTION:

PRICE GUIDE: £300,000 - £325,000.

This 1930's terrace house could be right up your street. Offering good size family accommodation, the property requires complete refurbishment throughout and offers a complete blank canvas to create your dream home. Comprising hall, separate lounge and dining room, kitchen, first floor bathroom with separate w.c., two double bedrooms and fair sized single bedroom. The property benefits from double glazing, gas and central heating. Outside, there is a generous Westerly aspect rear garden. Take a look inside to appreciate the potential this property has to become your forever home.

### LOCATION:

Trosley Avenue is a great location for families. There are local shops and facilities within walking distance, where you can pick up your every day essentials whilst Gravesend town centre and railway station are within easy access. It is located in the catchment area for a choice of good primary, secondary and grammar schools. There are excellent transport links including the A2 with links to the M25, M20 and M2, whilst the bus services provides services into the town centre, Bluewater and Dartford. Gravesend Railway Station offers services to London & the Kent Coast, including a high speed service to St Pancras, London in just 22 minutes or you can travel from Ebbsfleet International Railway Station to St Pancras, London.





#### **FRONTAGE:**

Retaining wall and gate, footpath leading to front door.

#### **HALL:**

UPVC front door, tiled floor, radiator with cover, under stair cupboard with gas and electric meters plus storage space.

#### **LOUNGE:**

A spacious room with double glazed bay window to front, radiator, tiled feature fireplace with gas fire.

#### **DINING ROOM:**

Double glazed French doors leading to the rear garden. Exposed floor boards throughout. Radiator. Picture rail. Feature tiled fire place and chimney breast with gas fire.

#### **KITCHEN:**

Double glazed window and door leading to the rear garden. Main eco elite boiler. Stainless steel sink and drainer. Tiled floors. Wall and base units with roll top work surface. Space for a gas oven and hob. Localised tiling to the walls

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

Stairs leading to first floor with access to all rooms. Currently bare floorboards.

#### **BEDROOM 1:**

A double bedroom with double glazed window to the front of the property. Radiator. Feature tiled fireplace.

#### **BEDROOM 2:**

A second double room with double glazed window to rear. Radiator.

#### **BEDROOM 3:**

A single bedroom with double glazed window to the front of the property, and radiator.

#### **W.C.:**

Double glazed window to rear. Tiled floor. Low level w.c. separate to main bathroom.

#### **BATHROOM:**

Pedestal handbasin and panelled bath with mixer taps. Tiled flooring. Double glazed window to the rear. Access to loft through loft hatch. Built in storage cupboard.

#### **REAR GARDEN:**

An all-important outside space. The fully fenced rear garden is low maintenance and mostly pebbled. A perfect space to landscape into your ideal garden. There is a small brick built lean-to attached to the house perfect for storing gardening tools. Gate to rear pedestrian access.

#### **PARKING**

There is on street parking with restrictions between 1-2pm Monday to Friday.

Parking permits are available from GBC - TC05 - £15 per annum

#### **LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band C - £2039.25 2025/6

#### **TENURE:**

Freehold

#### **UTILITIES:**

Mains gas, electricity, water and drainage.

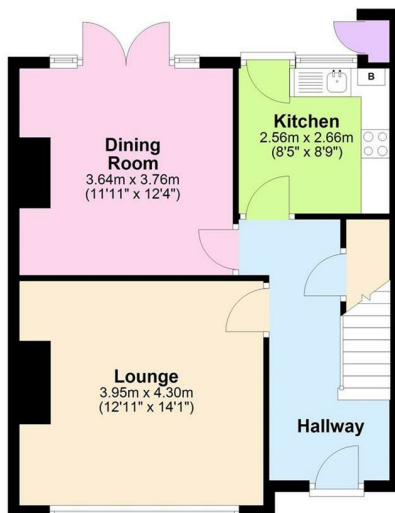
#### **LAND SEARCH**



There is 1 local land charge for this property  
Your search reference is: 3589839: SMOKE ORDER CONTROL  
IN PLACE



Ground Floor



First Floor



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</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>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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



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