

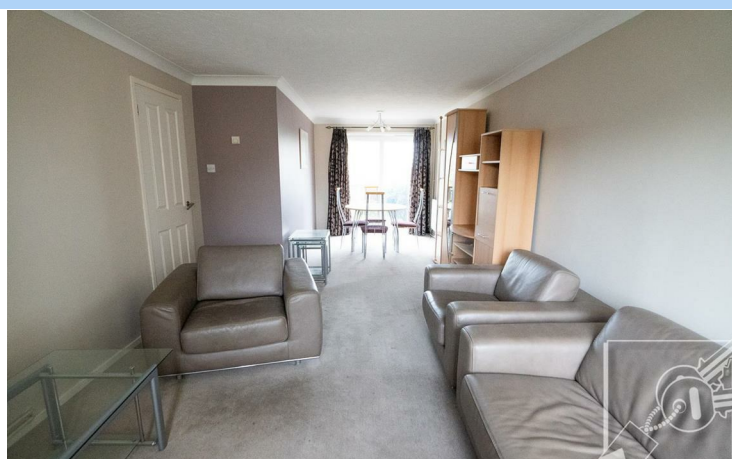


79, Vanquisher Walk,  
Gravesend, DA12 4LS

£300,000



- SOLD BY SEALEYS WALKER JARVIS
- Close To Amenities and Transport Links
- Modern Fitted Kitchen, No Onward Chain
- Off Street Parking for 2-3 Cars Within the Boundary





## 79 Vanquisher Walk, Gravesend, Kent, DA12 4LS



### DESCRIPTION:

Price Range £300,000-£320,000. This three bedroom terrace house, would ideally suit first time buyers, looking to set up home or a young family. Nicely positioned on the development, the property offers immediate vacant possession meaning no onward chain complications. Boasting a lounge/diner, fitted kitchen with built in oven and hob, ground floor w.c., two double bedrooms, a single bedroom and a modern bathroom suite. The property appears to be well maintained throughout, and benefits include gas central heating with radiators and double glazing. Outside there are gardens front and rear, two parking spaces within the rear boundary behind double gates and an additional parking space on the other side of the gates. With its spacious layout, ample parking, and timeless charm, it is a property that is sure to attract interest. Do not miss the chance to make this house your new home.





#### LOCATION:

Vanquisher Walk is well established residential location, popular with young families as there are a choice of primary, secondary, grammar schools and further education at North West Kent College - all of which are close by. Cascades leisure centre with its indoor swimming pool and gym is just up the road and hosts a wide variety of sporting activities for the whole family. It is within easy access of transport links including bus services to Gravesend town centre and its mainline railway station, whilst Ebbsfleet railway station being just a short drive away. The A2 with links to the M25, M20 and M2 is also located close to the property for an easy commute. If you fancy a walk in the park then both Shorne Country Park and Jeskyns Country Park are within a couple of miles away.

#### FRONTAGE:

Front garden with retaining fence and pathway to front door.

#### HALL:

Composite front door, carpet, radiator, built in cupboard, under stair recess. Access to lounge/diner, kitchen and ground floor cloakroom.

#### GROUND FLOOR CLOAKROOM:

Double glazed window to front, carpet, white suite with wash basin and low level w.c.

#### LOUNGE/DINER:

A bright and spacious room with double glazed window to front and double glazed patio doors to rear. Two radiators, carpet.

#### KITCHEN:

Fitted with a range of cherry wood effect wall and base units, work surfaces, black sink and drainer. Inset Gas hob, Hotpoint oven and extractor. Local tiling to walls, concealed combi boiler within matching cupboard. Double glazed window to rear and door to garden.

#### STAIRS/LANDING:

Carpet, access to loft, two built in storage cupboards.

#### BEDROOM 1 :

Double glazed window to rear with far reaching views to the River Thames. Radiator, carpet, built in walk in storage cupboard and fitted wardrobes.

#### BEDROOM 2:

A double room with double glazed window to front, carpet, radiator.

#### BEDROOM 3:

Double glazed window to front, carpet, radiator.

#### BATHROOM:

Modern white suite comprising panelled bath with glass shower screen and Gainsborough shower over, vanity wash basin, low level w.c.. Carpeted floors, part tiled walls, Heated towel rail, double glazed window to rear.



#### GARDEN:

Outside water tap. Block paved patio area, brick built outhouse - steps down to:

#### PARKING:

There is off street parking for two cars behind double gates within the boundary of the rear garden. There is a further parking space on the other side of the gates.

#### SERVICES:

Mains Gas, Mains Electricity, Mains Water & Mains Drainage.

#### TENURE:

Freehold.

#### LOCAL AUTHORITY:

Gravesham Borough Council

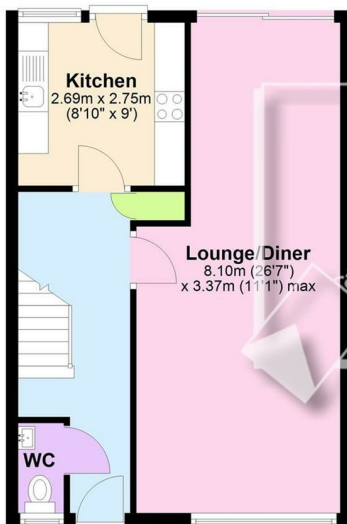
Council Tax Band: C = £2039.25 p.a

#### LOCAL LAND SEARCH

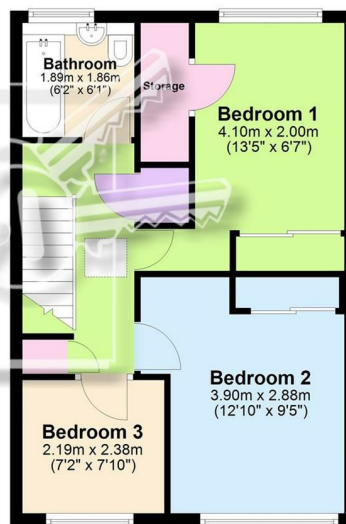
There is 1 local land charge for your search area.

Your free search reference is: 3676032 - Smoke Order in place 10/00226/SMOKE

Ground Floor



First Floor



Floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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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