

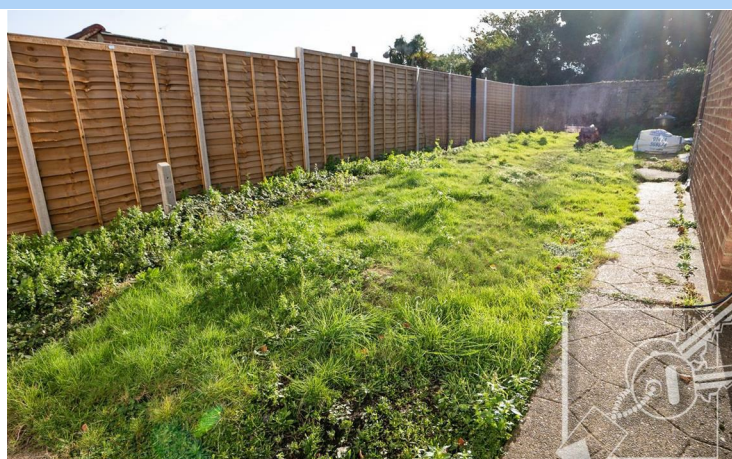


88, Vale Road,
Gravesend, DA11 8DA

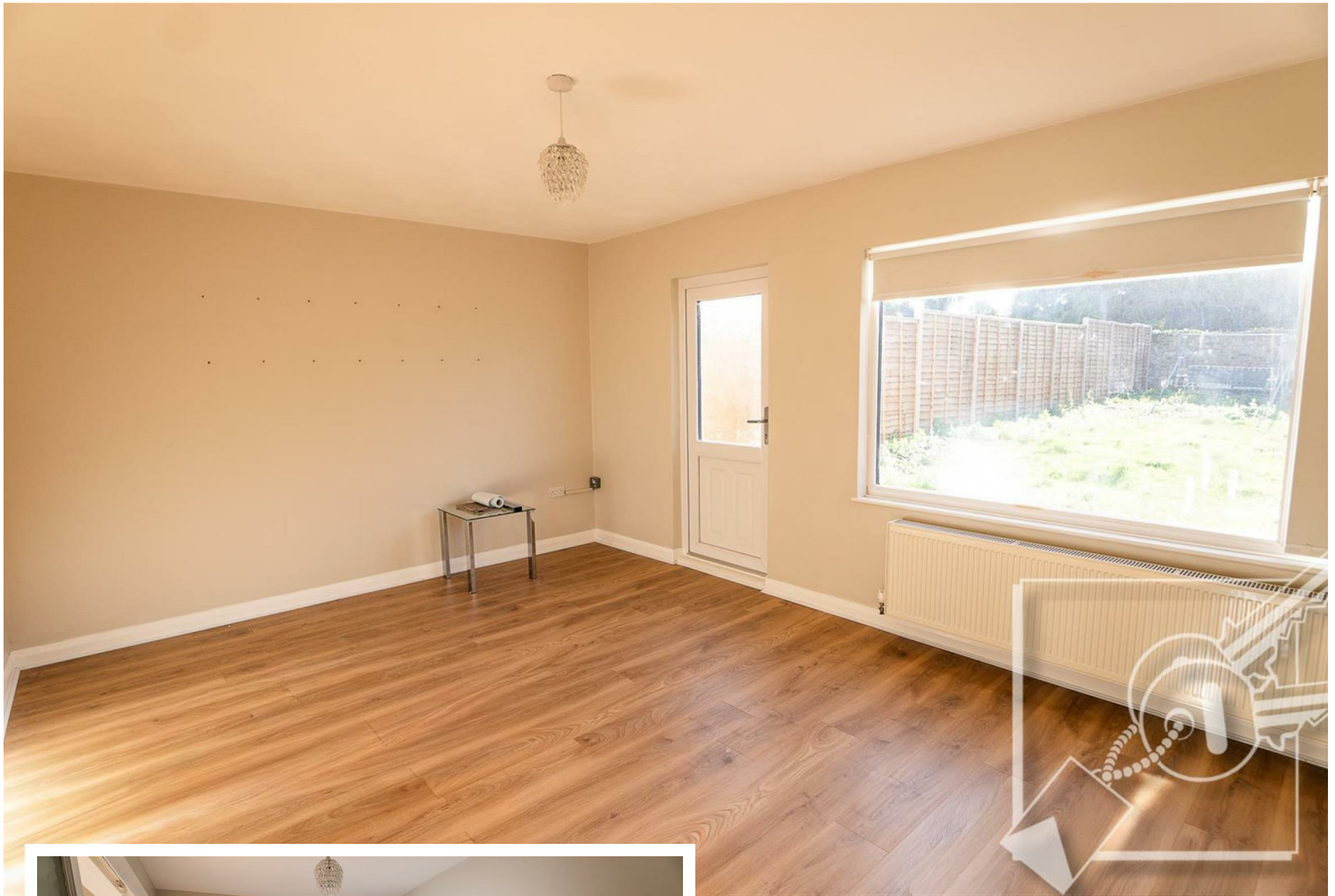
Price Guide £350,000



- SEALEYS WALKER JARVIS
- South Facing Rear Garden
- Garage Plus Additional Parking
- Two Reception Rooms, No Chain

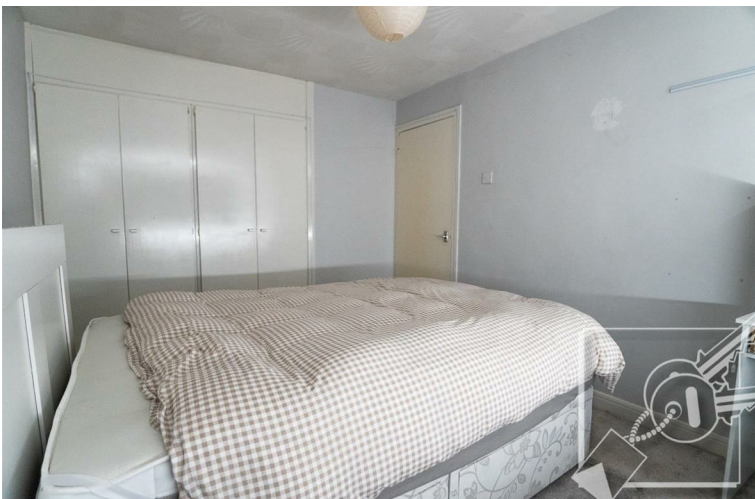
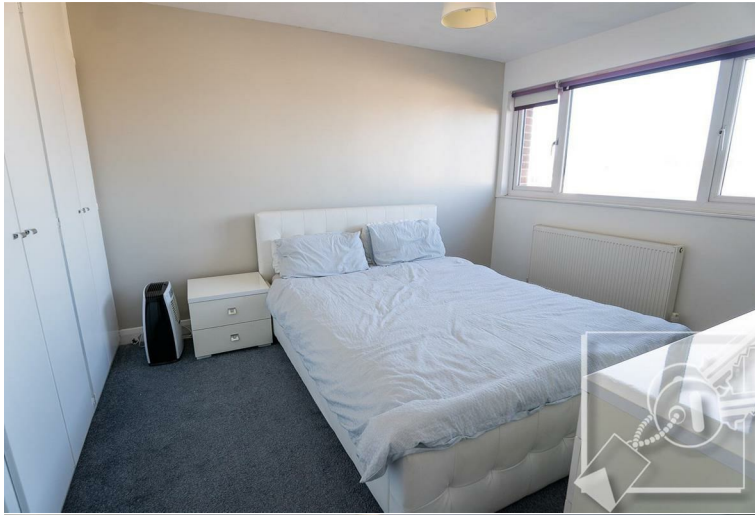


88 Vale Road, Gravesend, , DA11 8DA



DESCRIPTION:

£350,000-£370,000 Come and view this charming three bedroom semi detached house, which would ideally suit a growing family. On entering the property you will immediately notice that the house is flooded with natural light to all of the principle rooms. Comprising separate lounge and dining rooms, a fitted kitchen with built in oven and hob., two double bedrooms, a single bedroom and first floor bathroom. The property benefits from Gas Central Heating, Double Glazing, uPVC Soffits and facers. Outside includes a front garden, South facing rear garden, a garage and additional parking on the drive for several cars with plenty of scope for even more parking if required, ensuring you should never have a problem with parking. Offered for sale with vacant possession, meaning no onward chain complications, early viewing is recommended, to avoid disappointment of missing out.



LOCATION:

Vale Road is a convenient location, particularly for young families, with NTC boys school, just around the corner, Northfleet School for girls is also within walking distance and there are a choice of primary schools, along with Grammar Schools and other secondary schools within the catchment area. Cygnet leisure is close by which hosts a variety of sporting activities and fitness classes, along with its swimming pool and Gym. The transport links are second to none, with bus and commuter coach services, a high speed or domestic service from Gravesend Railway station or you can travel on the high speed train to St Pancras, London in just seventeen minutes from Ebbsfleet International Station. The A2 with links to the M25, M20 and M2 is easily accessed by car. There are plenty of local shops and facilities at Perry Street which is just a few minutes walk away. Gravesend town centre is walkable or a short bus/car journey away, whilst the renowned Bluewater Shopping complex is under 3 miles away, where you can enjoy some retail therapy, a trip to the cinema or dining out in one of their many restaurants. Last but not least there are two pubs within a couple of minutes walk and Ebbsfleet Football Stadium is nearby, ideal for the fans.

FRONTAGE:

Open plan frontage with large lawn area which has the potential to create additional parking. Double width shared drive to side, leading to the front and side entrance doors.

HALL:

UPVC double glazed front door, laminate floor, small fitted cupboard, housing electricity meter and electrical consumer unit. Access to kitchen and opening to dining area.

KITCHEN

Double glazed window to front and double glazed door leading out to side of property. Fitted with cream gloss wall and base cupboards, plenty of work surface space, built in induction hob with extractor hood above and built in oven, washing machine and fridge/freezer to remain.

DINING ROOM:

Double glazed window to side, radiator, laminate flooring, sliding doors leading into:

LOUNGE:

Double glazed window to rear and double glazed door, leading out to garden. Laminate floor, radiator.

STAIRS/LANDING:

Carpeted staircase leading to first floor. Access to loft, built in linen/storage cupboard.

BEDROOM 1:

Double glazed window to front, carpet, built in wardrobes, radiator.

BEDROOM 2:

A double room with double glazed window to rear, carpet, radiator, built in wardrobe.

BEDROOM 3:

A single room with double glazed window to rear, carpet, radiator.



BATHROOM:

Double opaque window to rear. White suite comprising panelled bath with shower mixer taps and glass shower screen, pedestal wash basin, low level w.c., vinyl flooring, heated chrome towel rail, tiled walls.

REAR GARDEN:

A southerly aspect rear garden with fencing each side and walled to rear, side gate, ideal for sun worshipers.

GARAGE:

There is a single garage to the side of the property with up and over door, door to garden, power and light. The garage is accessed via a double width drive allowing plenty of additional parking for several cars. There is also the potential to create further parking within the boundary of the front garden if required.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band D - £2,294.16 for 2025-2026

SERVICES:

Mains Gas, Mains Electricity, Mains Water, Mains Drainage

LOCAL LAND SEARCH

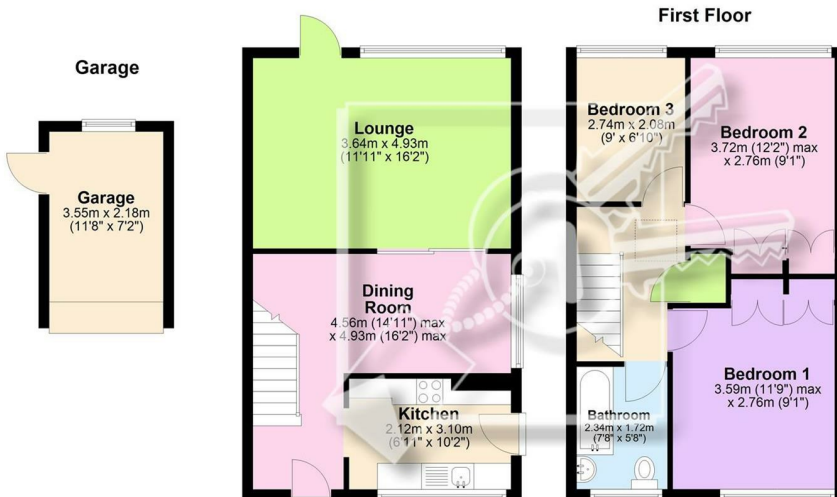
There is 1 local land charge for your search area. Your free search reference is: 3742927

Smoke Control 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
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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