



93, Springhead Road,  
Gravesend, DA11 9QZ

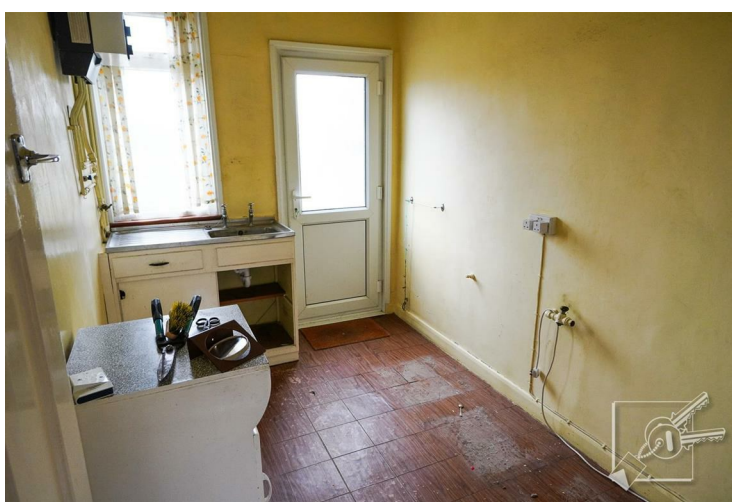
£300,000



- Mid Terraced 3 Bedroom Property
- Bathroom With Roll Top Bath
- Plenty Of Scope For Improvement
- 2 Reception Rooms
- Separate W.C, Good Size Rear Garden



## 93 Springhead Road, Gravesend, , DA11 9QZ



### LOCATION:

Springhead Road is situated only 1.8 miles from Gravesend train station and 1.1 miles from Ebbsfleet International Railway Station both with excellent transport links to London. Within 1 mile of the property there is access to the A2 with links to the M25, M20 & M2, a large local supermarket, food outlets, shops, local pubs and churches. The Catholic Primary School, St Joseph's is to the rear of the property and is within the catchment area of many other good local primary, secondary and grammar schools, making it an ideal location for families.

### DESCRIPTION:

If you are looking for a property to do up and call home, then consider this three bedroom terrace house. Requiring updating and modernising throughout, the house offers good size family accommodation, including, two separate reception rooms, kitchen, two double bedrooms, a single bedroom, bathroom with a roll top bath and a separate w.c.. There is a large rear garden with rear vehicle access and scope for a garage subject to planning permission. With some careful thought and imagination this property could become your perfect family home. This property is non-standard construction.



#### **FRONTAGE:**

The property is approached by steps and a path leading up to the front door. Front garden laid to lawn.

#### **HALL:**

1930's Style front door, leading into hall, under stair storage cupboard. Original panelled doors leading into lounge and dining room.

#### **LOUNGE:**

Double glazed bay window to front, tiled open fire place, picture rail.

#### **DINING ROOM:**

Double glazed window to rear, gas fire point.

#### **KITCHEN:**

Double glazed window to rear, double door to garden, built in understairs cupboard, stainless steel sink and drainer with cupboard under. Gas cooker point, plumbed for washing machine. "Brittony Flexi" boiler for hot water.

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

Turning staircase leading to first floor, vinyl floor to landing, access to loft. Panelled doors leading to all rooms.

#### **BEDROOM 1:**

Double glazed bay window to front. gas fire point.

#### **BEDROOM 2:**

Double glazed window to rear.

#### **BEDROOM 3:**

Double glazed window to front.

#### **BATHROOM:**

Double glazed window to rear, freestanding roll top bath, pedestal wash basin.

#### **SEPERATE W.C.**

Double Glazed window to rear, low level w.c..

#### **REAR GARDEN:**

The house occupies a good size rear garden with wall to one side, chain link fencing to other side and rear. Rear gate leading to rear vehicle alleyway. There is potential for a double garage to be built in the rear boundary subject to planning permission.

#### **TENURE:**

Freehold

#### **SERVICES:**

Mains Electric, Mains Gas, Mains Water & Mains Drainage



**BROADBAND & MOBILE AVAILABILITY:**

**BROADBAND PROVIDERS:** Open Reach Netomia. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area. EE

**MOBILE PROVIDERS:** EE, Three, O2, Vodafone provide indoor voice and data in this area and enhanced data for outdoor.

This information has been provided by Ofcom.

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band C - £1857.01

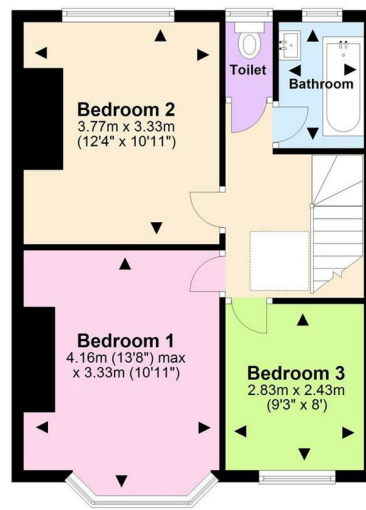
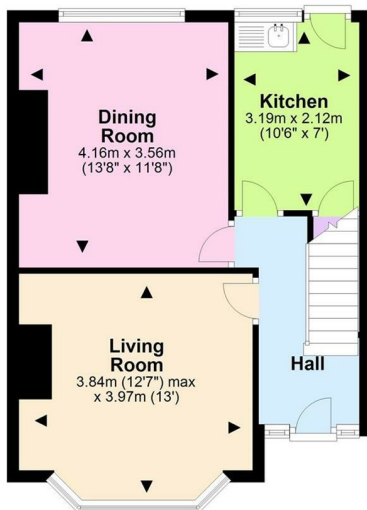
**PLEASE NOTE:**

This property is non-standard construction.



**Ground Floor**

**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>13</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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