



Ferndown, Vigo, Gravesend, Kent, DA13

Guide Price: £350,000

Freehold

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This is a well-presented, three bedroom end-terrace, located in a quiet cul-de-sac within the sought after Vigo Village.

This home has been lovingly improved and maintained by its existing owners, making it a “move in ready” opportunity, perhaps suitable for first time buyers, young and growing families, or even downsizers.

The property comes with unrestricted resident parking to the front, with a garage en-bloc for further parking, or storage.

Downstairs, the entrance porch includes a convenient cupboard for coats/shoes and storage. This opens to an entrance hallway with stairs ahead, and a door to the lounge-diner on the left. The spacious lounge-diner has generous, square proportions and plenty of natural light. Tastefully decorated, this includes an engineered wood flooring, and sliding doors to the rear garden.

There is a separate, modernised, galley-style kitchen. This includes fully fitted appliances and another door to the rear garden.

Upstairs, the property is traditionally configured, with two spacious double bedrooms and one smaller single. The single includes a built-in storage cupboard, for convenience. Completing the accommodation is a family bathroom, featuring shower-above “P” bath, toilet and wash/hand basin – again finished to a contemporary specification.

Further benefits to the home include gas central heating, double glazing throughout and a loft space for storage.

Externally, the rear garden boasts a sunny, Southerly aspect. It includes a patio, a section of lawn and some raised planter beds. To the rear, there is a garden cabin which is insulated and includes light, power and Wi-Fi – the perfect home office, bar, children’s games area, or gym.

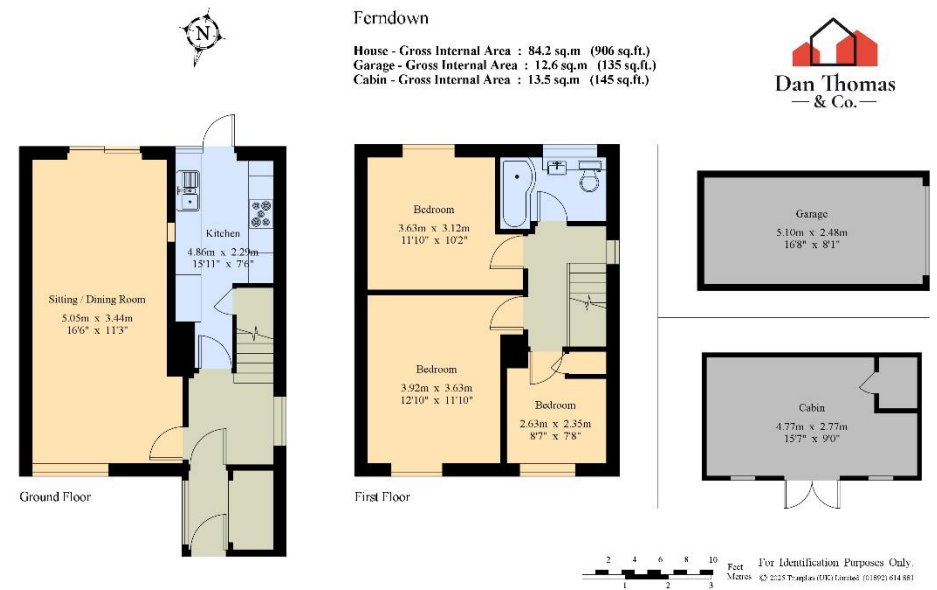
Vigo Village is well connected to the M20, M25, M2 and A2, via the Gravesend Road (A227). The village itself offers a primary school, a selection of local shops, The Villager pub, a children’s play park and the popular Trosley Country Park.

The village primary school is within walking distance, and there is a public bus service offering routes to Sevenoaks and Gravesend, with school bus services available for routes to Gravesend and Mayfield grammar schools.

The nearby Meopham Village is home to three renowned pubs and the closest of a number of reputable secondary schools (see school checker for more).

For commuters, nearby train stations include Meopham and Borough Green & Wrotham, for links to London Victoria, London Bridge or London Charing Cross, with Ebbsfleet International an option for those who prefer a High-Speed link (for connections to Stratford Intl or Kings Cross St Pancras, both in under 25 minutes).

Tenure: Freehold
Council Tax Band: C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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