



26 The Coppice

Gravesend, DA13 0SB

AVAILABLE WITH NO onward CHAIN!

GREENLEAF PROPERTY SERVICES are pleased to offer for sale this good size family home situated in the sought-after Vigo Village.

The accommodation briefly comprises of: Entrance porch into entrance hall, spacious lounge/dining room and kitchen; To the first floor there are three good size bedrooms, family bathroom and separate W/C. Further benefits include an integral garage with potential, off road parking, double glazing and gas central heating. Although this family home is in need of some general TLC throughout, the property is ready to move into and enjoy, whilst providing the potential to update, modernise and even extend, subject to your own personal taste, and usual permissions.

Vigo Village is a sought-after location close to a variety of local amenities, and is located just a short drive from the M25/M20 motorways, which provides easy access to London and Kent coasts. There are also regular bus services to nearby towns and villages, a selection of schools for all age groups, and a train station in nearby Meopham, providing direct services to London. Interest is sure to be strong in this family home with potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D/Council Tax Band C.

Offers In The Region Of £325,000

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- NO CHAIN!
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM & W/C
- COUNCIL TAX BAND C
- IN NEED OF UPDATING
- INTEGRAL GARAGE AND OFF ROAD PARKING
- CLOSE VICINITY TO TROSLEY COUNTRY PARK
- THREE GOOD SIZE BEDROOMS
- SOUGHT-AFTER LOCATION
- EPC AWAITED

Entrance Porch

6'11" x 6'4" (2.13 x 1.94)

Entrance Hall

13'10" x 3'2" (4.22 x 0.99)

Lounge/Dining Room

21'10" x 11'9" (6.66 x 3.6)

Kitchen

11'7" x 7'10" (3.55 x 2.4)

First Floor Landing

Entrance to loft.

Bedroom

13'10" x 10'9" (4.23 x 3.3)

Bedroom

3.62 x 3.17

Bedroom

9'9" x 7'2" (2.98 x 2.2)

Bathroom

7'10" x 5'10" (2.40 x 1.79)

Separate W/C

5'6" x 3'1" (1.7 x 0.96)

Rear Garden

Laid to lawn with various flowers & Shrubs

Integral Garage

16'9" x 8'2" (5.11 x 2.5)

Off Road Parking

To front.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

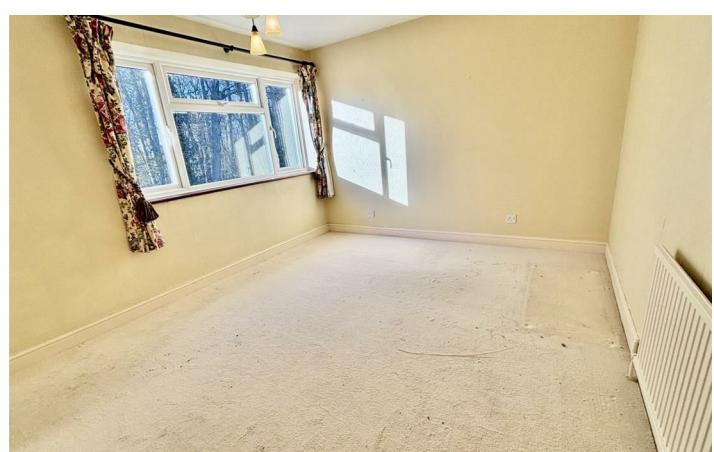
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

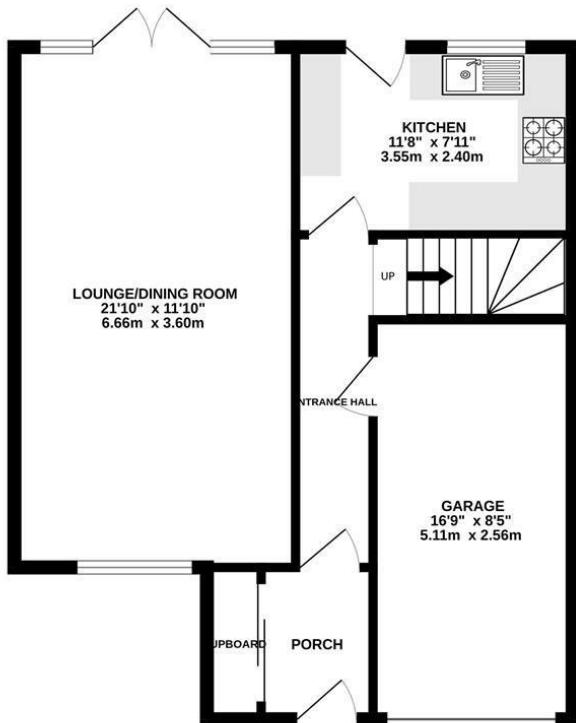


Directions

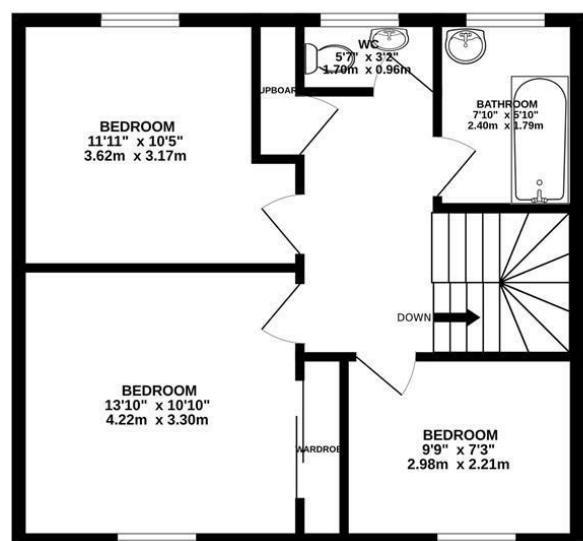
Tel: 01634730672



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	66
(69-80) C	75
(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

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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