



191, Rochester Road,  
Gravesend, DA12 4TN

£285,000 - £290,000



- SOLD BY SEALEYS WALKER JARVIS
- No Onward Chain, Ideal For First Time Buyers
- Garage En-bloc and Additional Parking Space
- Located Near Shops and Local Amenities



## 191 Rochester Road, Gravesend, Kent, DA12 4TN



### DESCRIPTION:

Price Range £285,000-£290,000. This three bedroom terrace house would ideally suit first time buyers looking to set up home, or a young family. Nicely positioned on Rochester Road, the property offers immediate vacant possession meaning no onward chain complications. Boasting a spacious lounge, fitted kitchen/diner with built in oven and hob, a double bedroom, two single bedrooms 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, and a garage en bloc with allocated parking in front. With its spacious layout, convenient 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:**

This family home is located in the popular area of Rochester Road, meaning there is easy access to town, surrounding routes to motorways for London or Coast bound. There is a garage to the rear of the property with a space in front, meaning there are no parking issues. There are several parades of shops within walking distance to the property for convenience. A Harvester restaurant is also within walking distance for when you don't fancy cooking....

#### **FRONTAGE:**

A low maintenance garden with decorative slate to the front of the property enclosed by a small retaining wall. Pathway to the Porch. Side gate with access to the rear garden for convenience.

#### **PORCH:**

A small welcome area for coat and shoe storage, cupboard housing the gas and electricity meters and consumer unit. Laminate floor. Door to:

#### **LOUNGE:**

A spacious room, perfect for relaxing and entertaining comprising laminate flooring, large picture window to the front, wall mounted central heating controls. Radiator. Open carpeted staircase leading to first floor. Door leading to the kitchen diner.

#### **KITCHEN/DINING ROOM:**

The hub of the home with space for dining table and fitted kitchen: a range of wall and floor shaker style white units, stainless steel sink with drainer under the large window to the garden. Washing machine under counter, quartz effect roll top worksurface. Built in gas hob with extractor over, electric oven. Cupboard housing Alpha E-tec 28 boiler. Double glazed window facing the side of the house. Radiator. Door to garden.

#### **FIRST FLOOR**

A double glazed window on half landing to side and generous landing area with doors to all rooms. Airing cupboard with carpeted floors perfect for storing bedding and essentials.

#### **BEDROOM 1:**

A double bedroom with laminate flooring, large window to rear. Radiator.

#### **BEDROOM 2:**

Rectangular room with double glazed window to front and carpet as laid. Radiator

#### **BEDROOM 3:**

A third bedroom with large storage cupboard over the stairs. Carpeted floors. Double glazed window facing the front of the property. Radiator.





### BATHROOM:

A white bathroom suite, comprising 'P' bath with shower over, low level w.c., wall mounted sink, tiled walls, tiled floor and large double glazed window to rear.

### REAR GARDEN:

Accessed from the kitchen, there is a pathway to the rear gate which leads to the garage en-block. Garden is mainly laid to lawn with enclosed fencing. Timber shed in one corner for storage.

### GARAGE & PARKING:

There is a garage en-bloc accessed easily from the gate in the rear garden. Accessed via an up and over garage door. There is also a parking space in front of the garage for ease.

### TENURE:

Freehold

### LOCAL AUTHORITY:

Gravesham Borough Council.

Council Tax band C - £2039.25 2025/2026

### UTILITIES:

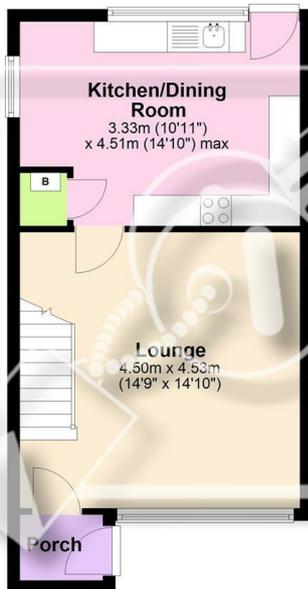
Mains water, mains electricity, mains gas and mains drainage.



### Garage



### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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