



89, Coopers Road,  
Gravesend, DA11 7AH

Asking Price £250,000



- SOLD BY SEALEYS WALKER JARVIS
- Two Receptions, Potential to Convert into 2 Flats STPP
- First Floor Bathroom off the Landing
- Low maintenance Rear Garden, No Chain





## 89 Coopers Road, Gravesend, , DA11 7AH



### DESCRIPTION:

Available with immediate vacant possession, this two bedroom end of terrace house which was formally a shop, before it became a residential house, has the potential to create a lovely home or even convert into two flats, subject to necessary consents. Comprising two separate reception rooms, kitchen, two double bedrooms and a first floor bathroom off of the landing. Heated by gas central heating, there is an enclosed rear garden with side access. Whether you are a first time buyer or an investor looking for a project, this property should be viewed.







### LOCATION:

Coopers Road, Northfleet is situated just off Perry Street shopping area,. A very convenient location to live with all of the shops and facilities of Perry Street offers in just a few minutes walk, Gravesend Town Centre with its Railway Station are within 0.75 miles, where you can catch the high speed train to London, St Pancras in just 23 minutes. The A2 is within a mile and provides links to the M25, M20 and M2. Ebbsfleet International railway Station is also within easy access and provided a high speed service to St Pancras, London in just 17 minutes. If you are in to fitness, then Cygnet Leisure Centre with its swimming pool and Gym is within a few minutes walk, whilst The Cylco Park is also nearby where they offer a range of sporting activities and fitness classes. For education, there are a choice of primary, secondary and grammar schools, all within the catchment area.

### ENTRANCE:

Aluminium double glazed door leading into a reception one.

### RECEPTION 1:

A spacious room with timber framed multi paned window to front, radiator, laminate flooring, step up to:

### RECEPTION 2:

uPVC double glazed window to rear, laminate floor, radiator, under stair storage cupboard, access to stair case and access to kitchen:

### KITCHEN:

Double glazed window and door to side. Wall and base cupboards, work surface, stainless steel sink and drainer, inset gas hob with extractor hood above, , built in oven . Tiled floor, wall mounted Worcester Combi boiler for hot water and central heating.

### STAIRS/LANDING:

Hand rail, access to loft.

### BEDROOM 1

A spacious double room with uPVC double glazed window to front, radiator.

### BEDROOM 2:

A double room, with uPVC double glazed window to rear, radiator.

### BATHROOM:

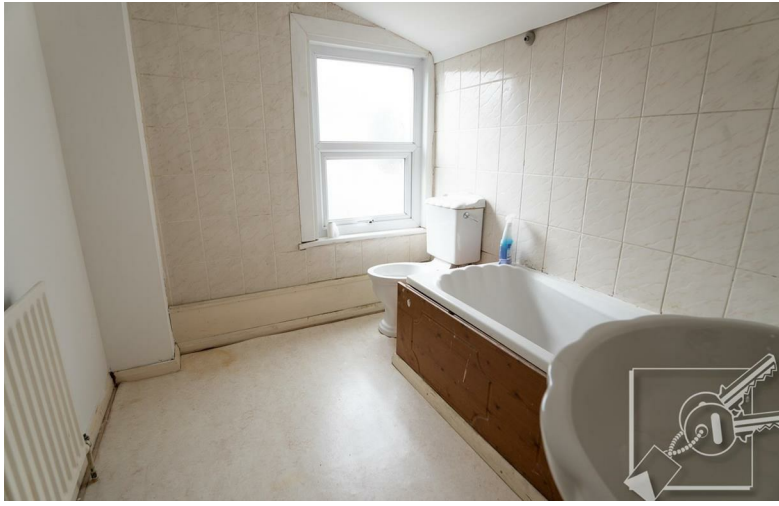
A generous size and situated off the half landing with uPVC double glazed window to rear, White suite with panelled bath comprising shower mixer taps, pedestal wash basin, low level w.c., radiator.

### GARDEN:

Fully paved with fencing to sides and rear, side access. Large store attached to rear of property.

### TENURE:

Freehold



#### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1,529.44 2025-2026

#### PARKING:

There is no off street parking. Street parking only.

#### SERVICES:

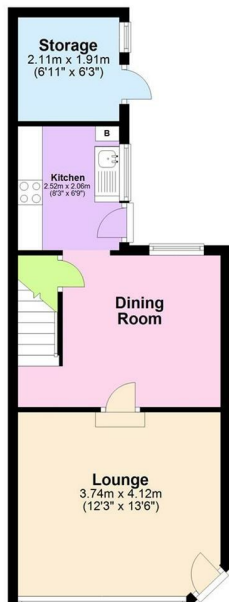
Mains Gas, Mains Electric, Mains Water, Mains Water.

#### BROADBAND/MOBILE NETWORKS:

**BROADBAND:** We understand Openreach, Virgin Media and Netomnia provide, Standard, Superfast & ultrafast service in the area. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area area: EE and Three

**MOBILE:** We understand Three, O2 and Vodafone are likely to provide indoor voice and data. 5G is predicted to be available around this location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Ground Floor



First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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