

SOLD STC



**Sealeys**  
Walker Jarvis

382, Rochester Road,  
Gravesend, DA12 4TT

Price Guide £300,000



- SOLD BY SEALEYS WALKER JARVIS
- Large Rear Garden

- Requires Refurbishment
- Potential To Extend, No Onward Chain

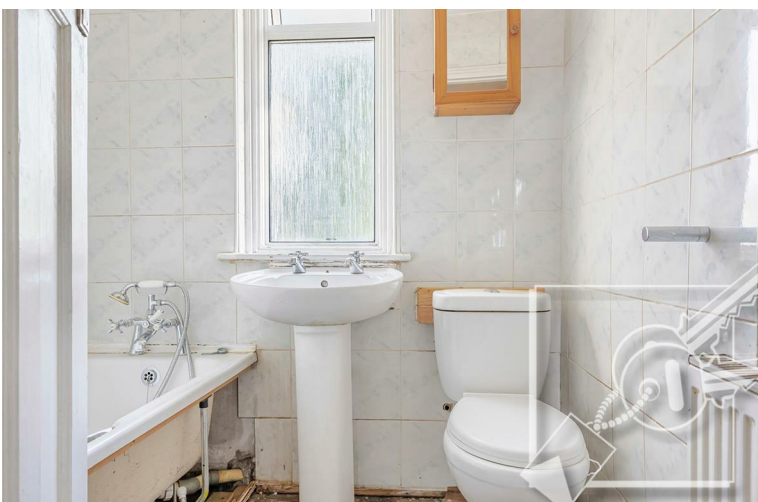


382 Rochester Road, Gravesend, , DA12 4TT



**DESCRIPTION:**

£300,000 -£325,000 If you are looking for a project then take a look at this three bedroom 1930's terrace house. Offering immediate vacant possession the property requires full refurbishment and offers a complete blank canvas to create your dream home. Accommodation comprises hall, through lounge/diner, a conservatory extension to the rear, kitchen, first floor bathroom, two double and one single bedroom. The front bedrooms boast fantastic views over the Thames Estuary and beyond. The property benefits from Gas Central heating, a large South facing rear garden and a long front garden setting the property back from the roadside. With some careful thought and imagination and scope to extend subject to planning permission, this house could make a wonderful family home.



## LOCATION:

Rochester Road is a great place to live. Transport links are excellent with a bus stop literally on the door step, it is easy to travel to Gravesend town centre and mainline railway station, where you can catch the domestic train to London or the Kent coast or you can take the high speed train and arrive at St Pancras London in just 23 minutes making it ideal for commuters. There are primary and secondary schools in the catchment area and within walking distance whilst North West Kent college for further education is also close by. There are local shops and facilities on Rochester Road where you can pick up your everyday essentials or treat yourself to a takeaway. There is a Harvester Restaurant on Rochester Road ideal for dining out and not having to worry about driving. The A2 with links to the M2 M20 and M25 is within easy access.

## FRONTAGE

Large front garden laid to grass with path to front door. Retaining wall and gate.

## HALL:

Double glazed front door, radiator, under stair cupboard with electrical consumer unit and meter.

## LOUNGE/DINER

A spacious room with double glazed bay window to front, two radiators, tiled fireplace. Double glazed patio doors leading into conservatory.

## CONSERVATORY:

Brick dwarf wall, double glazed windows and doors to garden. Polycarbonate roof.

## KITCHEN:

Accessed via the hall or conservatory with window to rear. Vaillant combi boiler for hot water and central heating. Stainless steel sink and drainer.

## STAIRS/LANDING:

Stairs leading to first floor.

## BEDROOM 1:

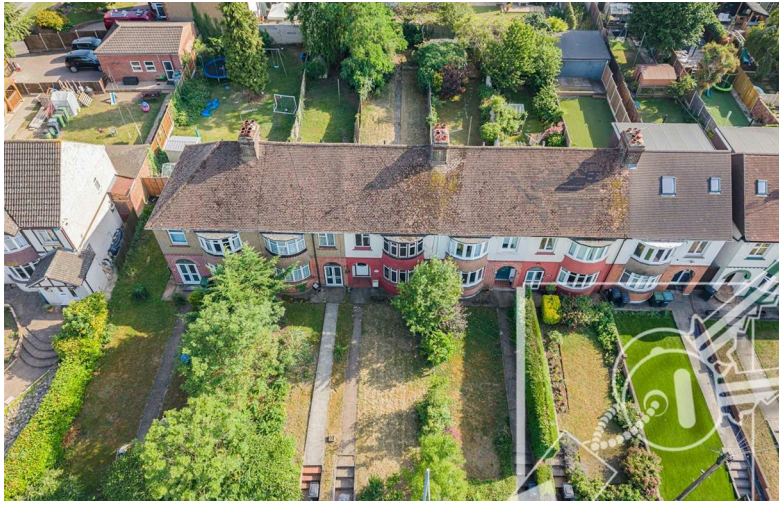
Double glazed bay window to front with far reaching views over the Thames Estuary and beyond. Radiator, picture rail.

## BEDROOM 2:

Double glazed window to rear, radiator, picture rail.

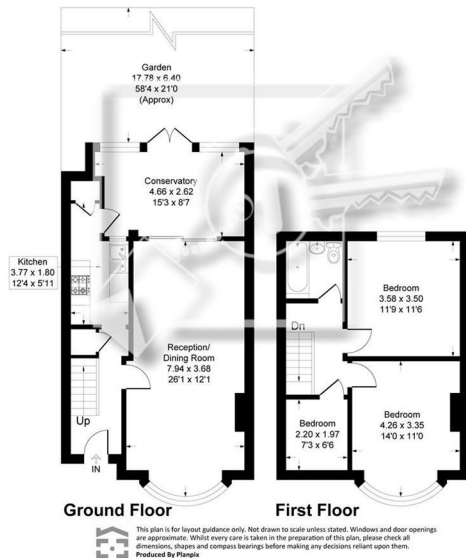
## BEDROOM 3:

A single box room with double glazed window to front with views over the Thames Estuary and beyond. Radiator, picture rail.



**Rochester Road, Gravesend, Kent, DA12**

Approximate Gross Internal Area  
93.4 sq m / 1006 sq ft



#### Energy Efficiency Rating

|                                                                                       | Current   | Potential |
|---------------------------------------------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs                                           |           |           |
| (92 plus) <b>A</b>                                                                    |           | <b>82</b> |
| (81-91) <b>B</b>                                                                      |           |           |
| (69-80) <b>C</b>                                                                      |           |           |
| (55-68) <b>D</b>                                                                      | <b>63</b> |           |
| (39-54) <b>E</b>                                                                      |           |           |
| (21-38) <b>F</b>                                                                      |           |           |
| (1-20) <b>G</b>                                                                       |           |           |
| Not energy efficient - higher running costs                                           |           |           |
| England & Wales                                                                       |           |           |
| EU Directive 2002/91/EC                                                               |           |           |
|  |           |           |

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