



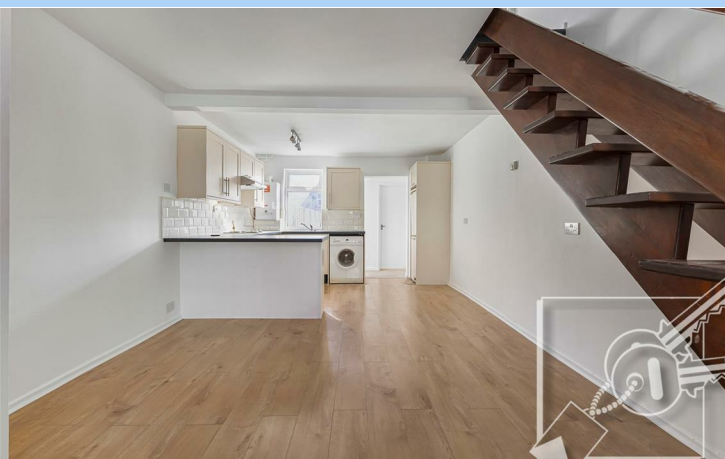
82, Rural Vale,
Gravesend, DA11 9JL

Price Guide £230,000

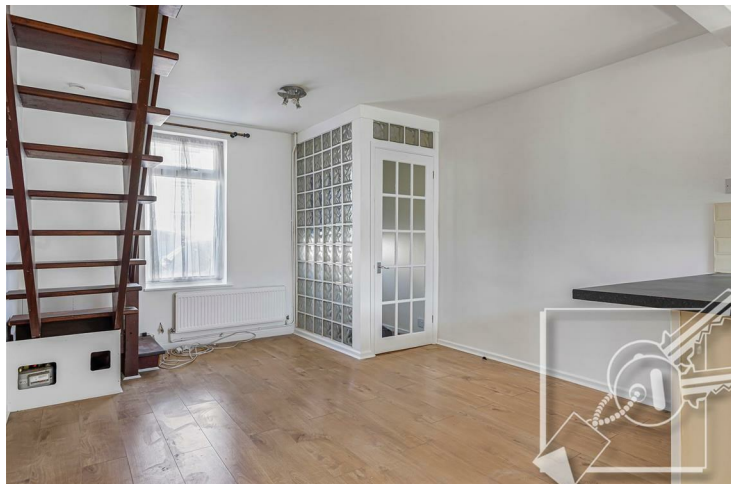


- Two Bedroom Terrace House
- Ground Floor Bathroom

- Open Plan Living, Dining, Kitchen
- Loft Room, No Onward Chain

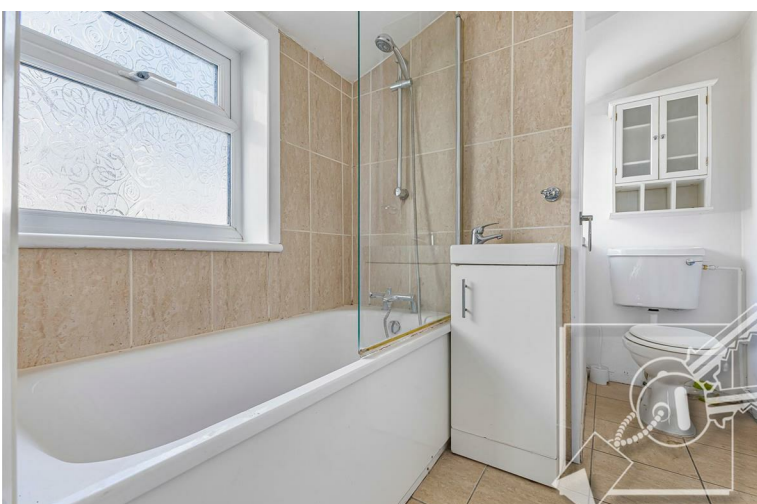
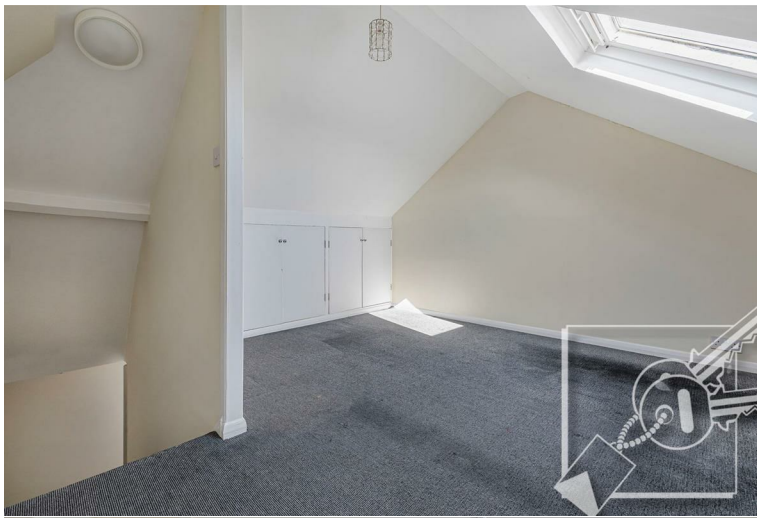


82 Rural Vale, Gravesend, , DA11 9JL



DESCRIPTION:

£230,000-£250,000 If you are looking for your first home, then this could be just what you have been waiting for. This two bedroom terrace house is offered for sale with vacant possession, meaning no onward chain complications. As you step inside you are welcomed by a generous open plan living, dining and kitchen space., ideal for relaxation, entertaining and culinary skills. There is a small lobby which access the rear garden and a ground floor bathroom. Upstairs are two double bedrooms and a loft space with Velux style window and plenty of storage within the Eaves. The house is heated by Gas Central Heating and the windows are double glazed.



LOCATION:

Rural Vale is perfectly located, meaning a variety of local amenities are only a short drive away including supermarkets and hardware/homeware stores. In Gravesend Town Centre you have a wide choice of retail stores, bars and restaurants, plus Gravesend Railway Station offers regular services to Central London including a high speed service to St Pancras International. Northfleet railway station is within equal distance where you can catch the domestic train to London or you can travel from Ebbsfleet International station, and arrive at St Pancras, London in just 17 minutes, making it ideal for commuters. Surrounded by good Primary Schools, Secondary and Grammar schools. Bluewater is within easy access if you fancy some retail therapy, a trip to the cinema or dining out in one of it many restaurants. The A2 with links to the M25, M20 & M2 is also within easy access.

PORCH:

Double glazed outer door, multipaned inner door, opening to:

OPEN PLAN LIVING, KITCHEN, DINING

A generous space providing all in one living/dining and kitchen. Double glazed windows to front and rear, laminate flooring throughout, radiator, gas and electric meters. The kitchen area is fitted with wall and base units including a room dividing unit, work surfaces, stainless steel sink and drainer, built in electric hob and extractor above, built in electric oven, matching housing unit for fridge/freezer. Wall mounted combi boiler.

LOBBY:

Vinyl floor, double glazed door to garden, door to bathroom.

BATHROOM:

Two double glazed windows to side. White suite comprising three quarter panelled bath with shower mixer taps and glass screen. Vanity wash basin , low level WC. radiator, tiled walls.

STAIRS/LANDING:

Open wooden stair case to first floor

BEDROOM 1:

Double glazed window to rear, radiator, carpet.

BEDROOM 2:

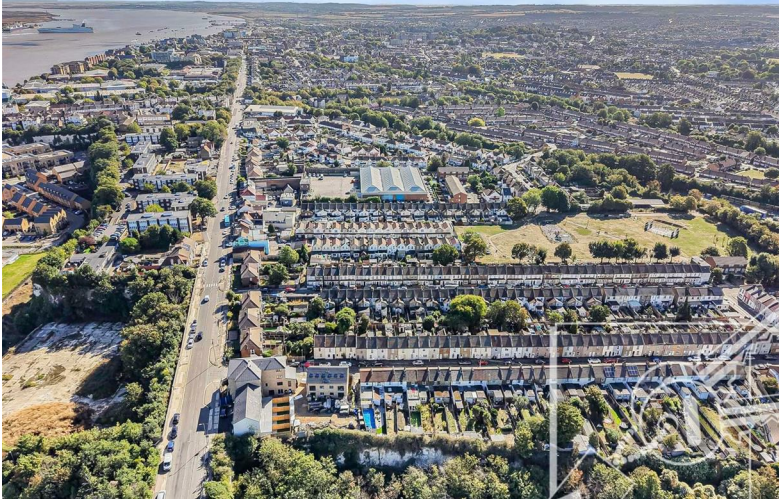
Double glazed window to front, carpet, radiator. Stair case leading to:

LOFT SPACE:

Velux style window, radiator, carpet, access to eves storage

REAR GARDEN:

Paved rear garden offering that all important outside space, fencing to sides and rear, gate to rear pedestrian alley way, water tap.



STREET PARKING:

There is a residents parking scheme in operation. We understand permits can be purchased via Gravesham Borough Council .

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B £1857.82 for 2026-2027

UTILITIES:

Mains Gas

Mains Electricity

Mains Water

Mains Drainage

BROADBAND SPEEDS:

We understand the following:

Basic: 7 Mbps

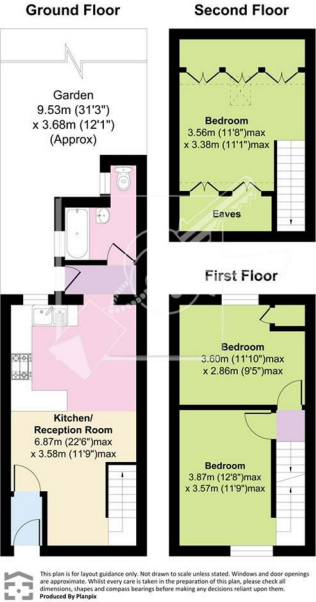
Superfast: 60 Mbps

Ultrafast: 10000 Mbps

This information was from Ofcom on 3rd September.

Rural Vale, Northfleet, Gravesend, Kent, DA11

Approximate Gross Internal Area = 72.1 sq m / 777 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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