

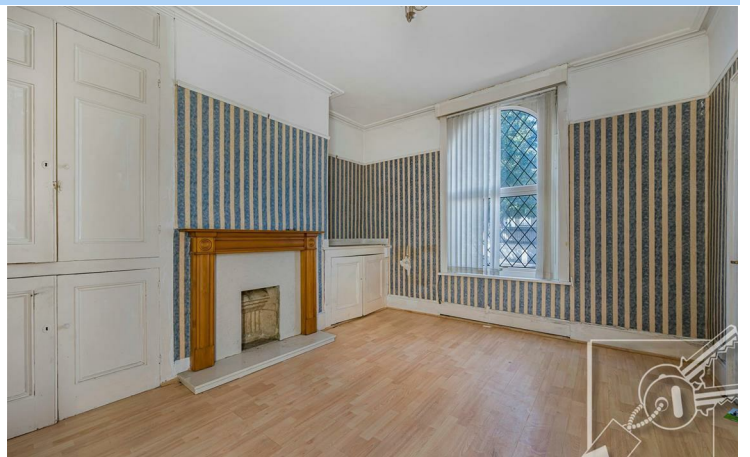


73, Wellington Street,
Gravesend, DA12 1JQ

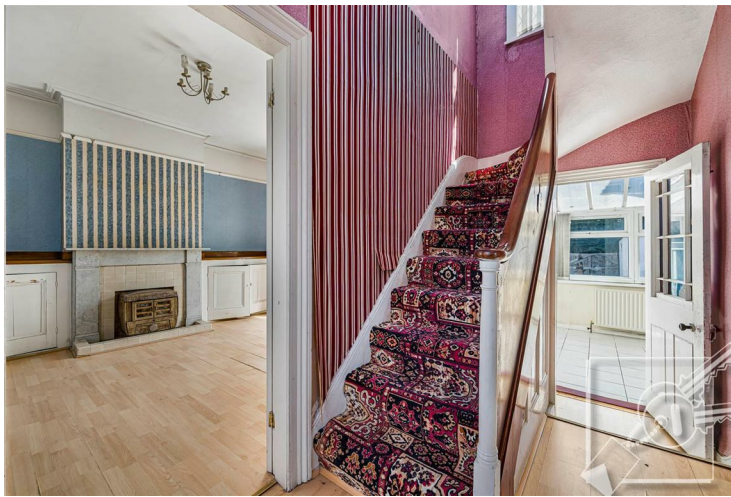
£260,000



- Double Fronted 3 Bedroom Terrace house
- Two Reception Rooms, Cellar
- Rear Vehicle Access, No Chain
- Requires Complete Refurbishment



73 Wellington Street, Gravesend, , DA12 1JQ



DESCRIPTION:

If you are looking for a project to transform into your ideal home, then take a look at this double fronted terrace house in Wellington Street. Requiring refurbishment this property offers plenty of potential to become your dream home. Comprising separate lounge and dining room, kitchen, a lean to at the rear of the house, providing extra space and a ground floor bathroom. Upstairs are three bedrooms. Other benefits include a useful cellar, Gas Central Heating. One of the stand out features of the property is the good size rear garden with double gates for vehicle access and an outbuilding /garage within the boundary. With some careful and creative imagination this property has endless opportunities for improvement.



LOCATION:

Wellington Street is situated in the heart of Gravesend within walking distance of the town centre and mainline railway station making it ideal for commuters as it not only offers a domestic service to London and the Kent coast, but you can catch the high speed train to St Pancras London and arrive in just 22 minutes. The Town Centre is a vibrant community and offers shopping facilities, pubs, clubs, restaurants and cafe bars. If you fancy a walk, Gravesend Gordon Promenade and Gordon Gardens on the riverside are nearby. For Education there is a choice of primary, secondary grammar schools and further education all within the catchment area. If you are a sports enthusiast, there are a good choice of Gyms and fitness centres around the area.

FRONTAGE:

There is a small frontage setting the property neatly back from the pavement with gate and path leading to front door.

HALL:

uPVC double-glazed front door, radiator, laminate floor, under stair cupboard. Access to Cellar.

CELLAR:

A useful area for storage. Electrical consumer unit.

RECEPTION 1:

Window to front, double glaze double doors leading in to the lean-to. Radiator, picture rail, tiled fireplace with alcove cupboards each side of chimney breast.

RECEPTION 2:

Window to front, laminate floor, alcove cupboard each side of chimney breast, radiator, door to lean to.

LEAN TO:

Polly carbonate roof, two double radiator, tiled floor, windows to rear and patio doors to garden. Access to:

KITCHEN:

Window to side, tiled floor, 'Potterton boiler. Stainless steel sink unit with cupboard under, further cupboards. Gas cooker point.

LOBBY:

Double glazed window to side, tiled floor, plumbing for washing machine and space for tumble dryer.

BATHROOM:

Double glazed window side, pedestal wash basin, panelled bath with shower mixer tap, low level w.c. radiator.

STAIRS/LANDING:

Turning stair case, windows to rear, access to loft.

BEDROOM 1:

Double glazed window to front, alcove cupboard.

BEDROOM 2:

Double glazed window to front, feature cast iron fire place, radiator, alcove cupboard, door to:

BEDROOM 3:

Double glazed window to side, radiator, pedestal wash basin, feature fire place, alcove cupboard.

REAR GARDEN:

Walled to rear with double wooden gates allowing vehicle access. Garage/out building.





PARKING:
Potential for Off Street parking in the rear boundary accessed via Love Lane. We understand there is a parking permit scheme in operation for street parking.

TENURE:
FREEHOLD:

LOCAL AUTHORITY:
Gravesend Borough Council

Council Tax Band C

UTILITIES:
Mains Gas
Mains Electric
Mains Water
Mains Drainage

BROADBAND:
We understand Standard Superfast & Ultrafast services are available in the area.

Wellington Street, DA12

Approximate Gross Internal Area 144.4 sq m / 1555 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planix

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.