

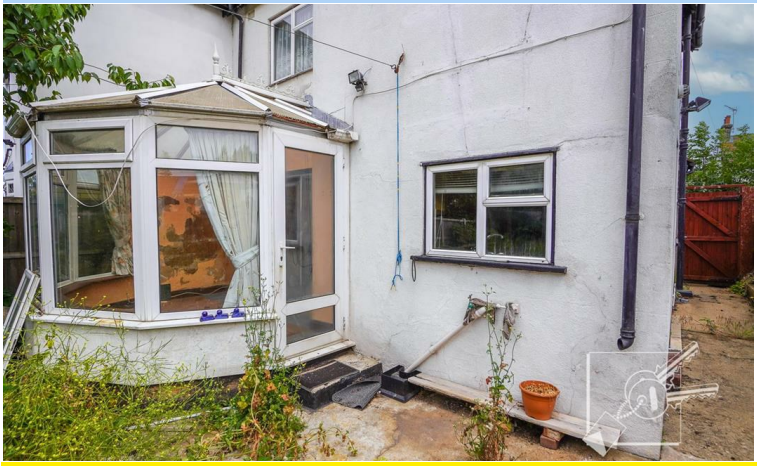
Sealeys
Walker Jarvis
Est. 1851

34, Vale Road,
Gravesend, DA11 8BZ

Offers In The Region
Of £300,000

E

- Three Bedroom Semi Detached House
- Garage & Parking on Drive
- Requires Updating & Refurbishment Throughout
- CASH BUYERS ONLY





34 Vale Road, Gravesend, , DA11 8BZ







DESCRIPTION:

CASH BUYERS ONLY: If you are looking for a project to renovate then take a look at this substantial three bedroom semi detached house. Requiring complete updating and refurbishment, the house offers a complete blank canvas and with some careful thought and imagination it could become your dream home. The accommodation comprises hall, two separate reception rooms, conservatory, kitchen, three bedrooms and a bathroom. Other benefits include Gas Central heating and double glazed windows. Outside, there is a Southerly aspect rear garden and garage to the front with a parking space on its forecourt.









LOCATION:
Backing on to Northfleet Technology College for boys and within easy access of Northfleet School for Girls, along with being in the catchment area for other schools including primary, secondary and grammar schools this is a perfect location for families. Offering excellent transport links with easy access on to the A2 with links to the M25, M20 and M2, and bus and commuter coach services as well as being within easy access of Gravesend railway station or Ebbsfleet Station, both which offer a high speed service to London, making it ideal for commuters. There are shops and facilities in Perry street which are close by and Gravesend Town Centre is just a car or bus ride away. The renowned Bluewater Shopping Centre is within 5 miles if you fancy some retail therapy, dining out in one of their café bars or a trip to the cinema. If you are are sports enthusiast, then Cygnet Leisure centre is within walkable distance and the Cyclo Park is not too far which also offers various sporting activities and classes.

FRONTAGE:
Situated in an elevated position with steps leading up to the front door, hand rail and wrought iron railings.

PORCH:
uPVC front door, Inner door to:

HALL:
Radiator, carpet, under stair recess with electric meter and fuse box.

LOUNGE:
Double glazed leaded light window to front, radiator with cover, gas fire within surround.

DINING ROOM:
Double glazed patio doors leading into conservatory. Gas fire within fire place and dark wood surround.

CONSERVATORY:
In need of some attention including replastering and new roof. Double glazed windows to rear and door to garden.

KITCHEN:
Double glazed windows to rear and side, laminate floor, radiator, wall mounted boiler for hot water and central heating, pine effect wall and base cupboards, gas cooker point, plumbing for washing machine.

STAIRS/LANDING:
Access to loft, bedrooms and bathroom.

BEDROOM 1:
A double room with leaded light double glazed window to front, radiator.

BEDROOM 2:
A double room with double glazed window to rear, radiator.

BEDROOM 3:
A good size room with double glazed window to rear, radiator, airing cupboard with hot water cylinder and immersion heater.

BATRHOOM:
White suite comprising P shaped bath with glass shower screen and Mira shower over, pedestal wash basin and low level w.c. Part tiled walls, vinyl floor, double glazed window to front.





GARDEN:
South facing rear garden requiring landscaping.

GARAGE:
Situated to front of property with up and over door. Parking on forecourt for one other car.

TENURE:
Freehold

SERVICES:
Mains gas, Mains Electric, Mains drainage, Mains Water.

LOCAL AUTHORITY:
Gravesham Borough Council

Council Tax Band D - £2,294.16

NOTE:
This property is being sold subject to probate which we understand has been granted. We are instructed by a firm of solicitors whom are the executors.

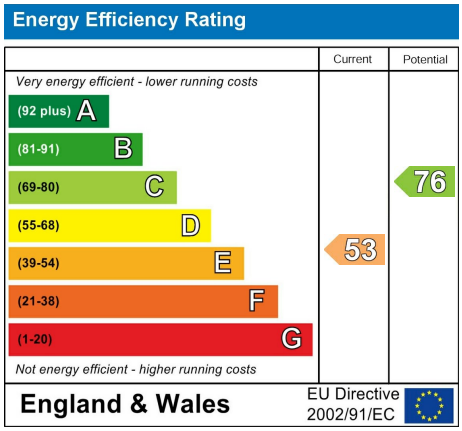
CASH BUYERS ONLY

LAND SEARCHES
There are 2 local land charges for your search area.

Your free search reference is: 3341053

Clean Air Act 1956. A smoke control order is in place.





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The Property Ombudsman
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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.