



Coopers Road, Northfleet, Gravesend

2 Bedroom, 1 Bathroom, House - Mid Terrace

£185,000



Lounge
10'5" x 9'10"

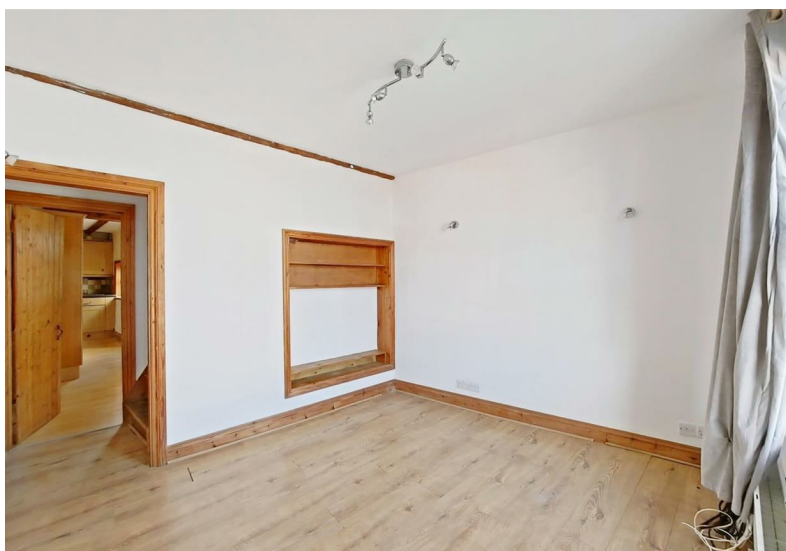
Kitchen/Diner
19'3" x 9'6"

Bedroom 2

- Sold with no chain
- Two double bedrooms
- Two separate reception rooms
- Versatile additional loft room
- Low-maintenance private garden
- Close to schools and amenities
- Excellent rail links into London - Walking distance
- Great investment opportunity
- **SOLD VIA MODERN METHOD**

Vacant property, ideal for first-time buyers and INVESTORS. Offering two double bedrooms, two reception rooms and a kitchen benefiting from natural light, creating defined areas for living, dining and everyday family use. There is a loft room providing flexible space, and a low-maintenance garden, ideal for those seeking outdoor space without extensive upkeep. Public transport links are a key advantage. Northfleet and Gravesend stations are both accessible from the property, offering services into London. The property is sold with no chain, which may be of interest to buyers seeking a straightforward purchase in a sought after location. Broadband: Standard, Superfast and Ultrafast available. Mobile Data: Three, EE, Vodafone and O2

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



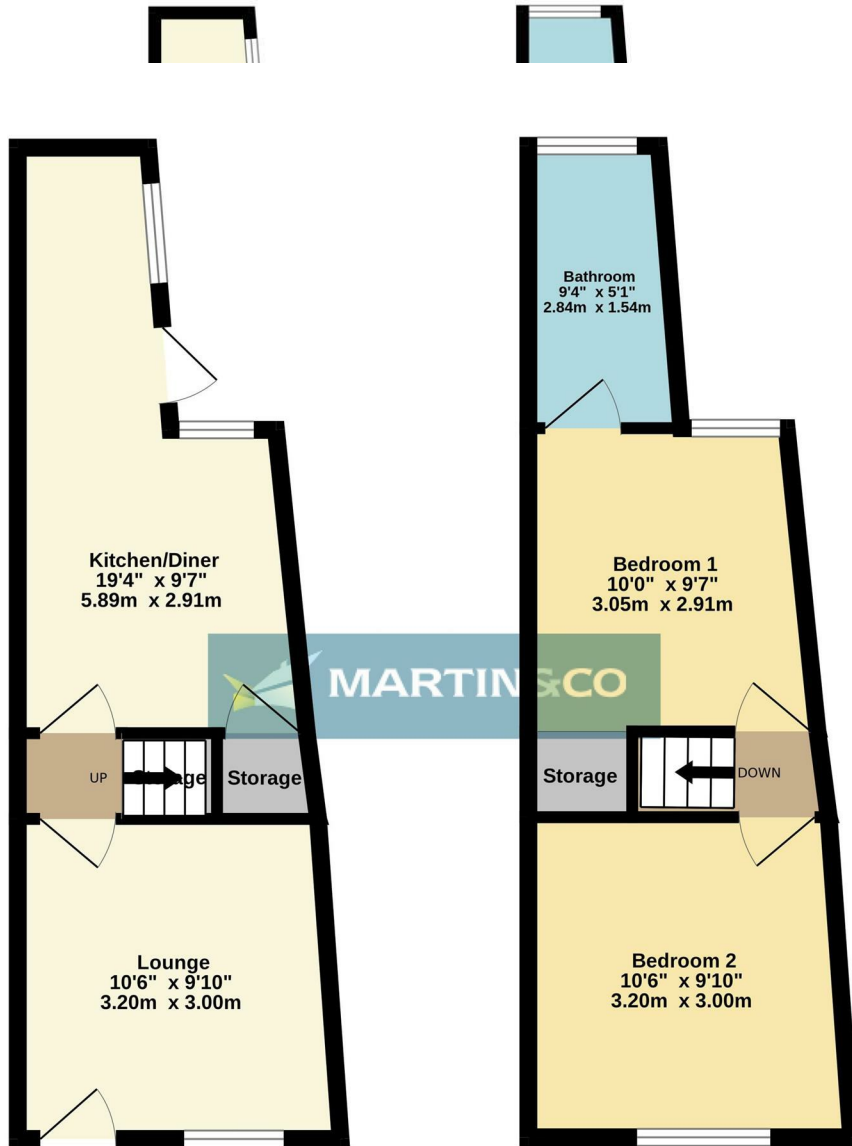




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Martin & Co Medway Sales
161 High Street, Rochester, Kent, ME1 1EH

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.