



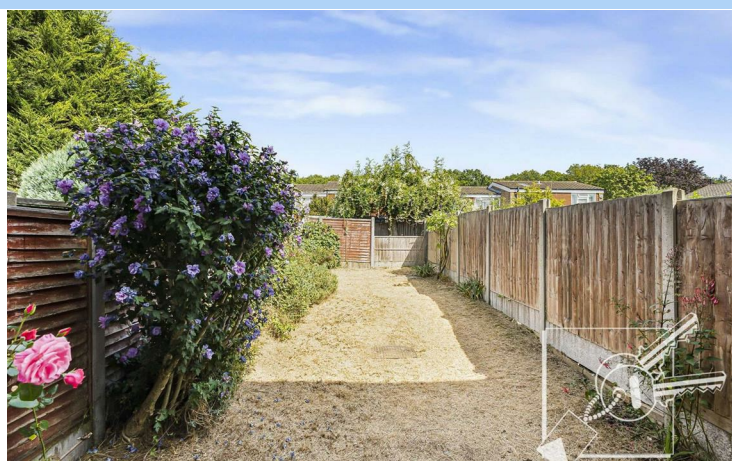
47, Highview,
Gravesend, DA13 0RR

Offers Over £250,000



- Three Bedroom Terrace
- Chain Free, Garage En-Bloc

- Popular Cul De Sac Location
- Some Updating Required



47 Highview, Gravesend, , DA13 0RR



DESCRIPTION:

This three bedroom house is situated in a popular cul-de-sac location within a small terrace of four similar properties and includes a garage en-bloc. Requiring updating and refurbishment the property offers an excellent opportunity for anyone looking for a project to do up and call home. Comprising porch, lounge opening into a dining area, kitchen, first floor bathroom and three bedrooms. there is an open plan front garden and the rear garden is fully enclosed and offers that all important outside space. Offered for sale with immediate vacant possession meaning no chain complications, this property has been priced to sell.

LOCATION:

Vigo is a lovely semi rural location to live. It is surrounded by greenery and situated close to Trosley Country Park where you can enjoy country walks . It has its own shops where you can pick up your every day essentials, a primary school, its own community village hall and a local pub. There are excellent transport links including bus services, there are railway stations at Meopham, Longfield and Borough Green, making it ideal for those that commute. The M20 and M25 are easily accessed for those that drive.



FRONTAGE:

An open plan frontage with lawn, rose bushes. Concrete path to front door. External bin store.

LOUNGE:

Double glazed window to front, electric storage heater, open to:

DINING AREA:

Window to rear, door to garden, under stair cupboard, access to:

KITCHEN:

Double glazed window to rear, stainless steel sink and drainer, white wood grain wall and base cupboards, worktops, electric cooker point, plumbed for washing machine, built in cupboard housing hot water cylinder.

STAIRS/LANDING:

Stairs leading to first floor, access to loft.

BEDROOM 1:

Two double glazed windows to front, over stair cupboard.

BEDROOM 2:

Double glazed window to rear,

BEDROOM 3:

Double glazed window to rear.

BATHROOM:

Tiled walls, panelled bath, low level w.c., pedestal wash basin.

REAR GARDEN:

Small paved patio with remainder laid to lawn, rose bushes and various other shrubs.

GARAGE:

There is a garage situated en-bloc close to the property with up and over door.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Band C - £1667.39

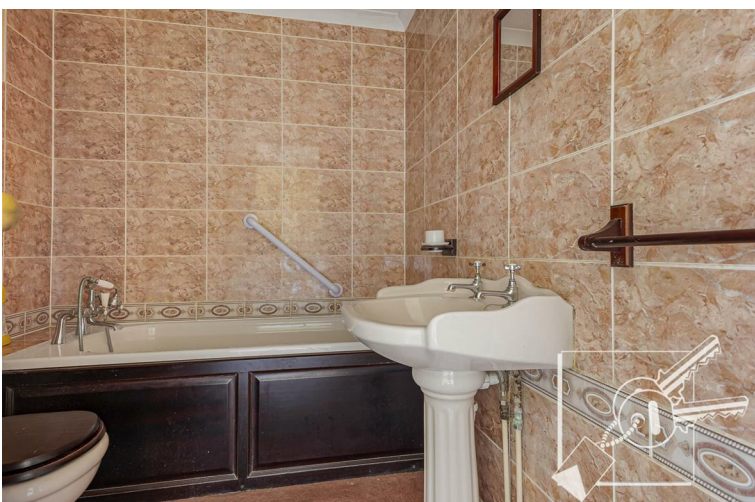
UTILITIES:

Mains Electricity, Mains Water, Mains Drainage

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these





Highview, Vigo, Gravesend DA13
Approximate Gross Internal Area 67.6 sq m / 728 sq ft

Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

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