Sealeys Walker Jarvis

1, Palmer Avenue,
Gravesend, DA12 5NQ

Offers In The Region Of
£370,000

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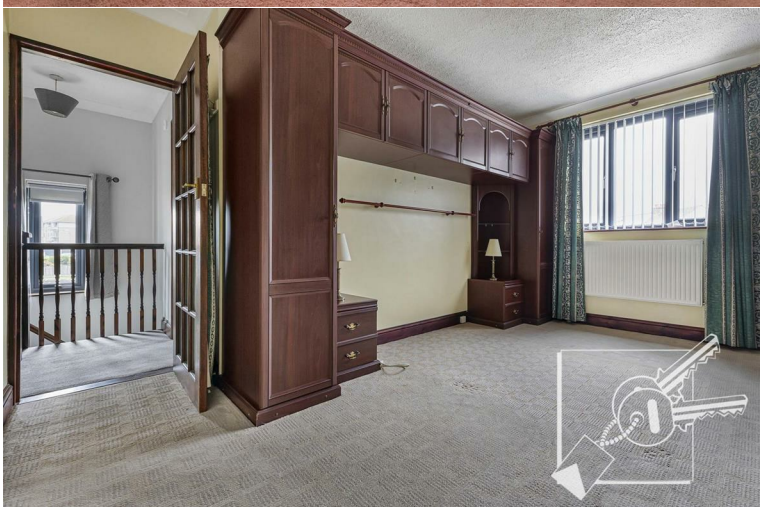
- SOLD BY SEALEYS WALKER JARVIS
- Garage In Boundary
- Corner Plot, No Onward Chain
- Good Size Family Accommodation

1 Palmer Avenue, Gravesend, , DA12 5NQ

DESCRIPTION:

£370,000-£380,000.

This substantial three-bedroom semi detached house situated on a corner plot is now looking for a new family to put their own stamp on and call home. The accommodation comprises a porch extension to the front, hallway, and spacious lounge/diner. The fitted kitchen includes built in oven and hob and leads out to a separate utility room. Upstairs there are a two double bedrooms and a single bedroom each with fitted wardrobes/storage, the bathroom has been converted to a shower room but still offers scope to reinstate a bath if preferred. Being on a corner location, the property boasts gardens to the front, side and rear. There is a garage within the boundary with off street parking. Other benefits include Gas Central heating with radiators and combi boiler and we understand the windows, soffits and fascia's have all been replaced within in the last year or so. There is also a security alarm at the property, which we understand is serviced annually. Offering plenty of scope for improvement and extension subject to planning permission, viewing is highly recommended.



LOCATION:

This property is situated on the corner of Palmer Avenue and Christianfields Avenue in Gravesend. It is within close proximity of transport links and for those with children there primary, secondary and grammar schools all within the catchment area. There are also local shop and facilities at Whitehill Lane, Livingstone Road and Valley Drive where you can pick up your everyday essentials. For commuters, Gravesend Train Station is conveniently just 2 miles away, approximately a 7-minute drive, offering easy access to London and other nearby cities including a high speed service to St Pancras International in London in just 22 minutes or you can travel from nearby Ebbsfleet International Station where you can be in the city within just seventeen minutes. The A2 with links to the M25, M20 and M2 are also easily accessed by car, and there is a bus service to Gravesend town centre. For sports enthusiasts you have a choice of Cascades Leisure Centre in Gravesend, Cygnet Leisure Centre in Northfleet and the Cyclo Park which hosts a choice of sporting activities and classes, whilst there are a choice of Gyms in the town centre.

FRONTAGE:

Situated on a corner plot location with gardens front, side and rear. Low retaining wall and gate, with path to Porch entrance.

PORCH:

A brick built addition to the property. An ideal space to kick off your shoes and hang up your coat before entering the hall, as well as adding extra security.

HALL:

Carved wood front door, double glazed window to side, carpet, radiator.

LOUNGE/DINER:

Double glazed window to front, and double glazed double doors leading out to rear garden. Solid wood flooring, school style radiator, gas fire.

KITCHEN:

Double glazed window to rear. Fitted with a range of sage green wall and base units, work surfaces, built in oven within housing unit, recently installed six ring gas hob, stainless steel sink and drainer. Two built in under stair storage cupboards. Stable style door leading out to:

UTILITY ROOM:

Double glazed window, space for tumble dryer, base cupboard, access to both front and rear gardens.

STAIRS/LANDING:

Carpeted staircase leading to first floor, double glazed window to side, access to loft, bedrooms and shower room.

LOFT:

Benefitting with an integral ladder, and housing combi boiler for the central heating and hot water. Part boarded, power and light.

BEDROOM 1:

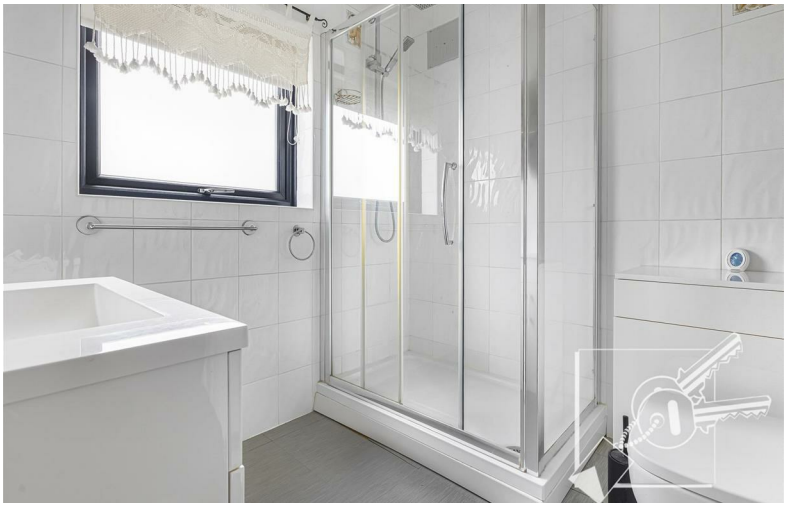
Double glazed window to front, carpet, radiator, built in cupboard and fitted wardrobe with matching furniture.

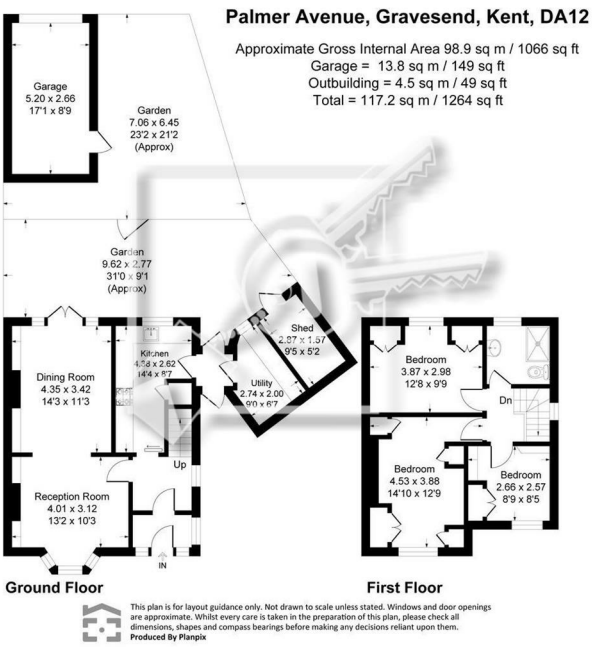
BEDROOM 2:

Double glazed window to rear, carpet, radiator, two built in wardrobes.

BEDROOM 3:

Double glazed window to front, carpet, radiator, wardrobe and dressing unit.





SHOWER ROOM:

Double glazed window to rear, shower cubicle, vanity wash basin, low level w.c.. Tiled walls, vinyl floor, radiator.

GARDENS:

Extending to front side and rear. The rear garden is mainly paved. Brick store, fully fenced with rear access.

GARAGE:

Situated in the boundary of the rear garden. Additional off street parking. Accessed by rear vehicle access.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council.
Council Tax Band C - £2,128.23 for 2026-2027
NOTE: This is an ex local authority built property.

UTILITIES

Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

NOTE:

Please note this property is being sold under probate circumstances.

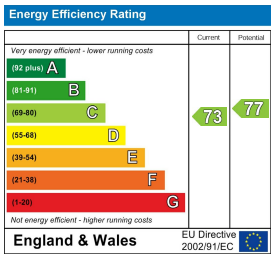
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

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 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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