



65, Ferndale Road,
Gravesend, DA12 5AE

Price Guide £360,000



- SOLD BY SEALEYS WALKER JARVIS
- Good Size South Facing Rear Garden
- Two Reception Rooms
- Immediate Vacant Possession



65 Ferndale Road, Gravesend, , DA12 5AE



DESCRIPTION:

£360,000 - £380,000. This three bedroom terrace house offers a perfect opportunity to create your dream family home. Ready to move in to with immediate vacant possession, the property offers a blank canvas and plenty of potential for alteration and extension, subject to planning permission. The accommodation comprises, entrance hall, separate lounge and dining rooms, kitchen, first floor bathroom with separate w.c., two double bedrooms and one single bedroom. There is a good size garden to the rear and potential for off-street parking to the front subject to consents. Viewing is highly recommended.



LOCATION:

Ferndale Road is a popular location with families situated between, Central Avenue and Sun Lane. It's approximately one mile for Gravesend town centre and mainline railway station, where you can catch the domestic train to Charring Cross, London, the Medway Towns and The Kent Coast, whilst you can also take the high speed train to St Pancras, London and arrive in just 22 minutes, making it ideal for commuters. Ebbsfleet Railway Station is approximately three miles away where you can also catch the high speed train to St Pancras and arrive in just 17 minutes. The A2, with links to the M2, M20 and M25 is easily accessible for those that drive and there are bus services to Gravesend and Dartford. There are primary, secondary and grammar schools within the catchment area and further education at North West Kent College in Chalk. If you fancy some retail therapy, Bluewater Shopping Complex is just a short car or bus ride away.

FRONTAGE:

Retaining fence and gate, concrete path leading to front door. Lawn. Potential for off street parking subject to planning permission.

HALL:

Composite front door, carpet, radiator, picture rail, under stair cupboard.

LOUNGE:

Double glazed bay window to front, carpet, radiator, picture rail.

DINING ROOM:

Double glazed double doors, opening to rear garden, carpet, radiator.

KITCHEN:

Double glazed window and door to rear. Fitted wall and base cupboards. plumbed for washing machine, freestanding cooker, stainless steel sink and drainer. Part tiled walls.

STAIRS/LANDING:

Carpeted stair case leading to first floor. Picture rail.

BEDROOM 1:

A double room with double glazed bay window to front, carpet, radiator. Fitted Louvre door wardrobes to alcoves.

BEDROOM 2:

A double room with double glazed window to rear, carpet, radiator.

BEDROOM: 3

A single room with double glazed window to front, carpet, radiator. small loft hatch.

BATHROOM:

Double glazed window to rear, panelled bath with shower over and Aqua boards, vanity wash basin, part tiled walls.



SEPARATE W.C.

Double glazed window to rear, low level w.c.

REAR GARDEN

A good size rear garden, mostly laid to grass, fully fenced to sides and rear, rear gate to pedestrian alley way. Brick outhouse attached to rear of house, housing combi boiler for hot water and central heating.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £2,039.25

SERVICES:

Mains Gas, Mains Electric, Mains Drainage, Mains Water.

LOCAL LAND SEARCH

There is 1 local land charge for your search area.

Your free search reference is: 3862451 A smoke control order is in place

Ferndale Road, DA12

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(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



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