



30 Dover Road,
Gravesend, DA11 9QD

Price Guide £350,000



- Substantial family home
- Large Garden
- In need of modernisation
- Garage



30 Dover Road, Gravesend, Kent, DA11 9QD



LOCATION DESCRIPTION

Dover Road is ideally situated for families because of the catchment area for the good local schools. It lies only 1.7 miles from Gravesend train station and 1.5 miles from Ebbsfleet International railway station both which offer excellent transport links to London. The A2 is only a short drive away with links to the M25. Just a short walk to local amenities including a local pub, shops, food outlets and churches.

PROPERTY DESCRIPTION

This substantial three bedroom semi detached house is offered for sale with immediate vacant possession and offers excellent potential to become your dream family home. Comprising generous size accommodation including, hall, three separate reception rooms, a superb size fitted kitchen/diner, three bedrooms, bathroom with bath and separate shower cubicle and access to a cellar from the outside. There is a large garden to the rear and a detached garage within the boundary. The house requires some updating and improvement and would ideally suit someone who is looking for a property to do up and call home.



FRONTAGE

The property benefits a good size front garden which sets it nicely back from the pavement.

ENTRANCE HALL

Front door leading into hall, access to lounge, dining room, breakfast room and kitchen/diner.

LOUNGE

4.86m x 3.98m plus bay window (15'11" x 13'0" plus bay window)

Spacious lounge with huge feature fireplace. Bay window to front. Tiled fireplace.

DINING ROOM

3.72m x 3.22m (12'2" x 10'6")

Window to rear, tiled fireplace, electric storage heater.

KITCHEN/DINER:

6.24m x 2.25m (20'5" x 7'4")

A generous size room with access to front and rear of property, window to rear, tiled floor. Fitted with a range of wall and base unit, work surfaces, sink and drainer, built in gas hob, built in oven, electric storage heater.

BREAKFAST ROOM

3.44m x 2.40m (11'3" x 7'10")

Window to rear.

STAIRS/LANDING:

Stairs leading to first floor. Access to loft.

BEDROOM 1

4.88m x 3.89m (16'0" x 12'9")

A larger than average double bedroom spanning the width of the house with two windows to front, storage cupboard.

BEDROOM 2

3.71m x 3.26m (12'2" x 10'8")

Double bedroom. Window to rear.

BEDROOM 3

3.45m x 2.44m (11'3" x 8'0")

Window to rear, storage heater, access to:

BATHROOM

3.31m x 2.40m (10'10" x 7'10")

Window to rear, panelled bath, separate shower cubicle, wash basin, w.c., wall mounted boiler for hot water.

BASEMENT

We were unable to gain access at time of instruction. Accessed through the rear garden.





GARDEN

An extensive sized rear garden with mature shrubs, trees and bushes.

GARAGE

Detached garage located at the rear of property. Access via vehicle service road with pedestrian door into garden.

TENURE

FREEHOLD:

SERVICES

Gas, Electric, Mains drainage, Water.

LOCAL AUTHORITY

Gravesham Borough Council.

Council Tax Band D - £1,989.72 - 2022 -2023

BROADBAND SPEEDS:

Standard 7 mbps

Superfast 77 mbps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	12	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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