Sealeys Walker Jarvis Est. 1851

01474 369368

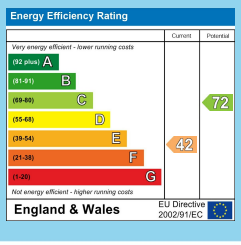
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The Property Ombudsman



57 The Street
Cobham
Gravesend
DA12 3BX

£350,000









PROPERTY FEATURES

- Beautiful Period Property
- Grade II Listed, 3 Bedrooms
- Conservation Area
- No Chain
- Sought-After Location

Contact us for more info or to book a viewing

01474 369368 Sales@Sealeys.co.uk www.sealeys.co.uk

Property Details

DESCRIPTION

Situated along the beautiful The Street in Cobham, this attractive Grade II listed terraced property offers a wonderful blend of period charm and modern living. Set within a conservation area, the property is ideally positioned for access to local amenities, countryside walks and excellent transport links.

The ground floor features a stunning and generously proportioned living/dining room, leading through to a modern fitted kitchen and shower room. There is also a double bedroom and a small, private rear garden.

To the first floor are two further double bedrooms, with the larger bedroom benefiting from its own en-suite bathroom.

The property enjoys a fantastic location, close to Jeskyns Country Park, Cobham Wood and a selection of local schools, pubs and restaurants. Excellent road links, including access to the A2, make it well placed for commuters.

Offered to the market with NO ONWARD CHAIN, this charming period home is an excellent opportunity for buyers seeking character, space and a desirable Cobham location. Early viewing is highly recommended.

COUNCIL TAX

Gravesham - Band E

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.

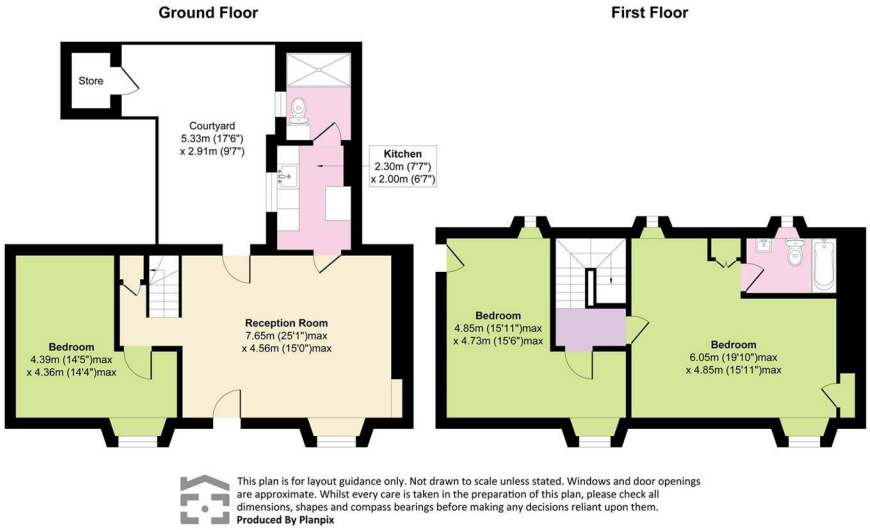




Floor Plan

The Street, Cobham, Gravesend, Kent, DA12

Approximate Gross Internal Area = 112.9 sq m / 1216 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Location



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.