



69, Central Avenue,  
Gravesend, DA12 5AW

£300,000



- Period 3 bed mid terrace family home
- In need of modernisation
- Sought after location
- NO ONWARD CHAIN

#### PROPERTY DESCRIPTION

An attractive 1930's 3 bed terraced house with a large frontage and bay windows. This property has retained many original features with 1930's doors, picture rails in the bedrooms and chair rails in the lounge. Would benefit from updating throughout. The property has a garage to the rear with access from a nearby service road. This property would be an ideal family home.

#### LOCATION DESCRIPTION

This property is situated in a predominantly residential area. Only 1.3 miles from Gravesend station with excellent train links to London (Gravesend to St Pancras around 25 minutes). This property is across the road from a recreational field. There are several good schools within a small radius from this property.

#### ENTRANCE HALL

14'0" x 3'3"

Patterned glazed window to front, under stairs cupboard, housing meters and consumer unit. Stairs leading to first floor. Doors leading to...

## LOUNGE

26'0" x 13'1" narrowing to 11'1"

Large lounge running the from front to rear of property. Frosted pattern glazed sliding door from hallway, double glazed bay window to front and double glazed window and door out to rear garden. Electric fire sunk into existing chimney breast.

## KITCHEN

9'5" x 7'4"

Base units with roll top worksurface and space for dishwasher, fridge and cooker. 1 1/2 bowl stainless steel sink with tiled splashback. Glazed door leading out to...

## WOODEN CONSERVATORY

8'4" x 6'0"

A nice addition to this property is the wood and glazed conservatory which is ideal for a utility room. Plumbing for a washing machine and space for a tumble dryer. A wall hung combi condensing boiler.

## FIRST FLOOR

### LANDING

Stairs leading to ground floor, doors leading to...

### BEDROOM ONE

12'11" into bay x 11'5"

A double bedroom with double glazed window to front allowing natural light to flood into the room.

### BEDROOM TWO

12'5" x 11'0"

Another double bedroom with double glazed window looking out to garden.

### BEDROOM THREE

7'7" x 6'11"

A single bedroom with double glazed window to front. The loft is accessed through a loft hatch in this room.

## FAMILY BATHROOM

7'7" x 7'4"

Mixer tap shower over bath, wash basin and WC. Part tiled walls. Double glazed window looking out to rear garden. A built-in towel cupboard in the corner.

## EXTERIOR

### FRONT GARDEN

A long pathway leading to a covered front door, shrub and flower boarded and laid to lawn.

## REAR GARDEN

To rear garden is mainly laid to lawn with a shrub and flower boarder and a patio area. Small brick shed built onto the house. Entrance door to garage with paved area to the side with pedestrian access to the service road.

## SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: C 2019/2020 Charges: £1,576.41



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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