Sealeys Walker Jarvis

16, Laurel Avenue,
Gravesend, DA12 5QP

Offers Over £360,000

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- Three Bedroom Semi Detached
- South Facing Rear Garden
- Two Reception Rooms
- Potential to Extend STUPP, No Chain

16 Laurel Avenue, Gravesend, Kent, DA12 5QP

DESCRIPTION:

This three bedroom double fronted semi detached house offers plenty of potential for improvement and extension, subject to planning permission. Comprising two good size reception rooms, kitchen, first floor bathroom, one single bedroom and two double bedrooms. The property has gas central heating, double glazed windows and benefits from a large South Facing rear garden. Offering immediate vacant possession, the property would ideally suit someone looking for a blank canvas to create their dream home within a popular location.

In summary, this house on Laurel Avenue is a wonderful opportunity for those seeking a characterful home in Gravesend. With its spacious reception rooms, three bedrooms, and a prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

LOCATION:
Laurel Avenue, Gravesend is a pleasant tree lined road situated off Whitehill Road, Gravesend. It is within close proximity of the shops and facilities at Echo Square, whilst there are a variety of take aways and shops in Valley Drive, where you can pick up your every day essentials. It is in the catchment area for primary, secondary and grammar schools, whilst North West Kent College for further education is within easy access. Transport links are second to none with Gravesend mainline railway station offering a high speed train to St Pancras London in just 22 minutes or you can take the domestic train to London or the Kent coast. Ebbsfleet station is within equidistance where you can catch the high speed train to London in just 17 minutes. There are bus services that run from Whitehill Road or Valley Drive, taking you to Gravesend Town Centre. Bluewater Shopping complex, the Medway towns and Dartford. The A2, with links to the M2, M20 and M25, is easily accessible for those that drive.

FRONTAGE:
Retaining wall with two gates, path leading to front door, artificial lawn on one side of path and paving slabs to the other.

HALL:
Composite front door, access to both reception rooms, radiator. Laminate floor.

RECEPTION 1:
Double glazed leaded light window to front, double glazed patio doors to rear, two radiators, brick chimney breast. Laminate floor.

RECEPTION 2:
Double glazed window to front, laminate floor, radiator.

KITCHEN:
Double glazed window to rear, window to side, double glazed door to garden. Vinyl floor, part tiled walls. Fitted with Beech effect wall and base cupboards, stainless steel sink & drainer, gas cooker point. Built in under stairs cupboard.

STAIRS/LANDING:
Carpet, handrail. Double glazed window to rear, letting in additional light. Access to loft.

BEDROOM 1:
Double glazed leaded light window to front, carpet, radiator.

BEDROOM 2:
Double glazed window to front, radiator, carpet. Cupboard housing Ideal combi boiler for hot water and central heating. Built in Wardrobe.

BEDROOM 3:
A single room with double glazed window to rear, radiator.

BATHROOM:
Double glazed window to rear. White suite with panelled bath including Triton shower unit. Vanity wash basin and low level w.c. Tiled walls and floor.

GARDENS:
South facing rear garden with timber decking, lawn shrubs and bushes, two timber sheds for storage.

TENURE:
Freehold

LOCAL AUTHORITY:
Gravesham Borough Council:

Council Tax Band C - £2038.25 for 2026-2027

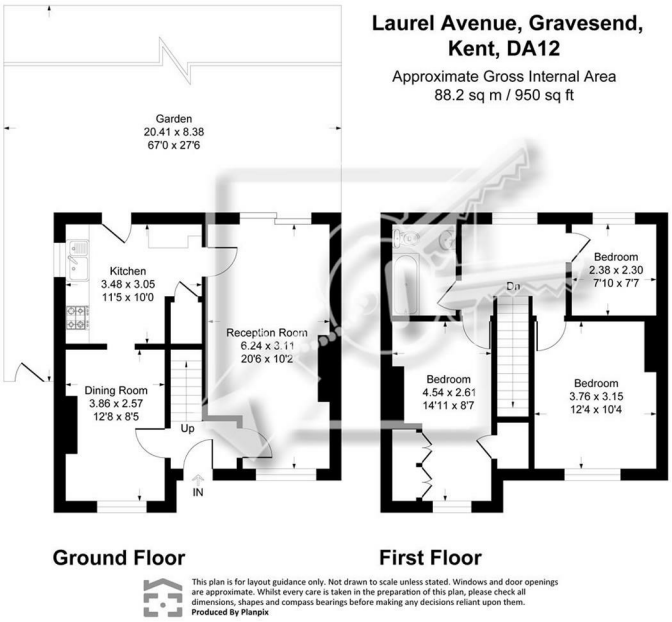
UTILITIES:
Mains Gas, Mains Electricity, Mains Drainage, Mains Water.

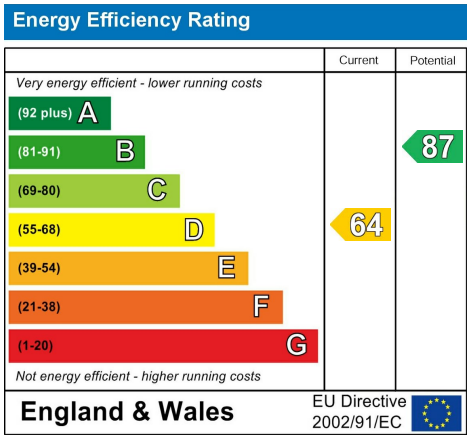
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

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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