



1, Sutherland Close,
Gravesend, DA12 4XJ

£300,000



- Two Bedroom Semi Detached House
- Corner Position
- Popular Location
- Requiring refurbishment



1 Sutherland Close, Gravesend, , DA12 4XJ



LOCATION:

This property is located in the sought after area of Chalk within a pleasant cul-de sac. It is only a short drive to the A2 with links to M25 M20 and M2. Gravesend town centre lies less than 2 miles away with its mainline train station offering services to London on the domestic line and a high-speed services to London St Pancras (journey time around 23 minutes), making it ideal for those who commute. There are local nursery, primary, secondary and grammar schools within the catchment area whilst for further education North West Kent College is within walking distance. There is a local shop in the village where you can pick up everyday essentials and a community centre which is the home to a local childrens nursery. There is a further choice of shops and facilities at Lion Garage and Valley Drive in Gravesend.



DESCRIPTION:

A two bedroom semi detached house, situated on a corner plot with garage to the side. Requiring updating and modernisation throughout, this property offers a complete blank canvas to create your dream home. Offering plenty of potential to extend subject to planning permission, the accommodation comprises, porch leading into the living room, kitchen with access into a wider than average rear garden. Upstairs, two double bedrooms and a bathroom. The house is heated by gas central heating. There is a garage to the side with additional parking on the drive. Offered for sale with vacant possession, we recommend viewing as soon as possible to avoid disappointment of missing out as this type of property, in this area, doesn't hang around on the market for long.



FRONTAGE:

The front of the property is laid to lawn. Concrete driveway leading to garage, path leading to front door.

PORCH:

UPVC Front door, glazed inner door leading to:

LIVING ROOM:

Double glazed window to front, gas fire.

KITCHEN:

Double glazed window to rear, part glazed door to garden, vinyl flooring. Requiring updating the kitchen is currently fitted with its original wall and base cupboards. Potterton boiler for hot water and central heating. Radiator.



STAIRS/LANDING:

Stairs leading to first floor, access to loft.

BEDROOM 1:

Timber framed window to front, radiator, over stair cupboard.

BEDROOM 2:

Timber framed window to rear, radiator, fitted mirror wardrobe along one wall.

BATHROOM:

Timber framed opaque window to side, radiator, original pampas coloured suite comprising panelled bath, low level w.c. and pedestal wash basin.



TENURE:

Freehold

REAR GARDEN:

Being on a corner position, the rear garden is wider than average for the area. Walled one side and fenced to other and rear. Patio area, lawn.

GARAGE:

A single garage situated to side of house, with up and over door, pitched roof, part glazed door to garden.



PARKING:

Additional off street parking on the drive in front of the garage.

LOCAL AUTHORITY:

Gravesham Borough Council

COUNCIL TAX BAND: C - £1944.81 per year 2024-2025

SERVICES:

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

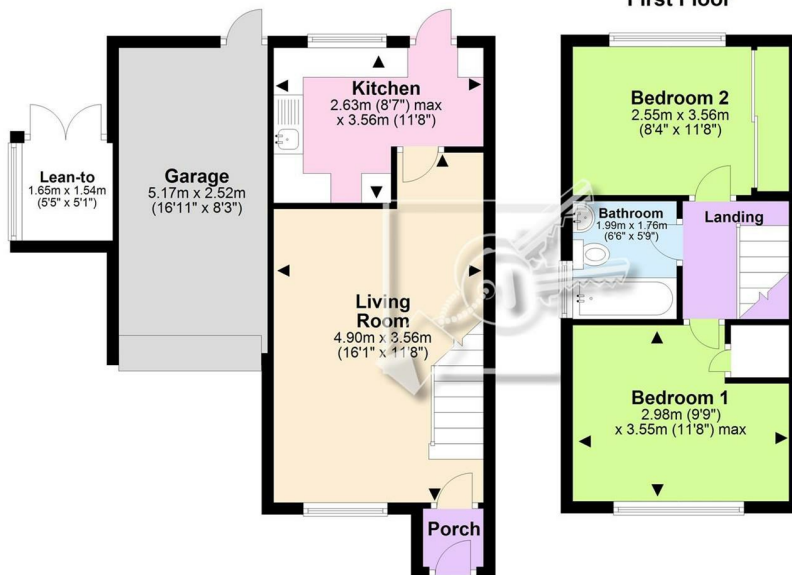
BROADBAND & MOBILE AVAILABILITY:

BROADBANDNETWORKS : We understand Openreach, Virgin Media provide Standard and Ultrafast services in the area. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE

MOBILE NETWORKS: We understand the following Networks provide limited indoor service: EE, Three, O2, Vodafone. They are also likely to provide an outdoor service. 5G is predicted to be available around this location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.