



24, Seymour Road,  
Gravesend, DA11 7BN

£200,000



- Ideal Investment Opportunity
- 2 Bedrooms
- 2 Reception Rooms
- Requiring Completely upgrading



## 24 Seymour Road, Gravesend, Kent, DA11 7BN



### DESCRIPTION:

An ideal Investment opportunity, this two bedroom house is perfect for someone looking for a project. Requiring complete modernisation and updating the property comprises, lounge, separate dining room, kitchen, ground floor bathroom and two double bedrooms. There is a garden to the rear.

### LOCATION:

Situated in a popular residential area of Northfleet, close to Perry Street with its fabulous selection of facilities including eateries and local supermarkets. The A2 lies just 1.3 Miles away and Ebbsfleet Train Station and Gravesend Train Station are both 1.9 miles and 1.1 miles respectively. Both have excellent links to London (18 Minutes to St. Pancras International from Ebbsfleet).

### FRONTAGE:

There is a small frontage, setting the property back from the pavement.



#### **LOUNGE:**

3.40m x 3.10m (11'2" x 10'2")

Window to front.

#### **DINING ROOM:**

3.63m x 3.40m (11'11" x 11'2")

Window to rear

#### **KITCHEN:**

2.82m x 1.45m (9'3" x 4'9")

Window to side.

#### **LOBBY:**

1.63m x 0.94m (5'4" x 3'1")

Access to Bathroom, door giving access to bathroom.



#### **BATHROOM:**

Panelled Bath, w.c., wall mounted wash basin.

Window to side.

#### **STAIRS/LANDING**

Leading to first floor.

#### **BEDROOM 1:**

3.40m x 3.10m (11'2" x 10'2")

Window to front

#### **BEDROOM 2:**

3.63m x 2.57m (11'11" x 8'5")

Window to rear



#### **GARDEN:**

There is a decent size garden to the rear in need of landscaping

#### **TENURE:**

Freehold

#### **SERVICES:**

Gas, Electric, Water, Mains Drainage.

Council Tax Band: B £1558 p.a.

Broadband:

Standard 7mb/s

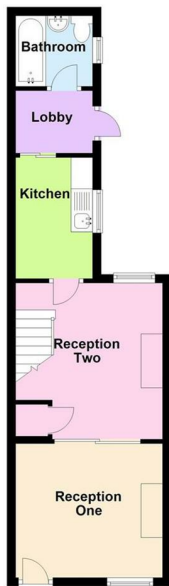
Superfast: 77mb/s

Ultra fast 1000mb/s





Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            | <b>40</b> |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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