

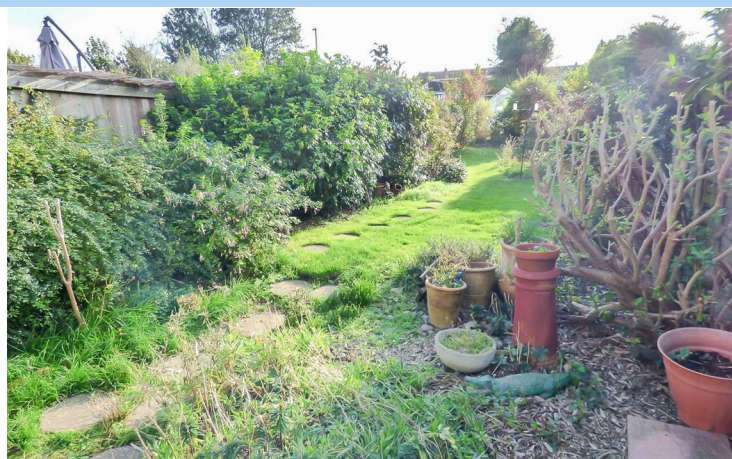


42, Barr Road,
Gravesend, DA12 4DY

Asking Price £275,000



- Two/Three Bedroom Semi Detached House
- Potential For Double Garage to Rear
- Off Street Parking To Front
- 130' Approx. Rear Garden



42 Barr Road, Gravesend, Kent, DA12 4DY



This 1930s built two/three bedroom semi detached house would make an excellent first purchase. Comprising porch, hall, lounge, separate dining room, extended kitchen, two double bedrooms, a box room/study and first floor bathroom. The house is Double Glazed and benefits from Gas Central Heating. Retaining some original features such as picture rails and panelled doors the property boasts a South facing rear garden in excess of 130' with ample potential for a double garage subject to planning permission and there is the added of bonus of off street parking to the front. Viewing is highly recommended to appreciate just what is on offer here.



LOCATION:

Barr Road is a popular residential location situated off Thong Lane, Gravesend. It is on a bus route to Gravesend Town Centre, Bluewater and Dartford Town Centre. It is in the catchment area for choice of good, primary, secondary and grammar schools whilst North Kent College is near by for further education. If you are looking for a fitness centre, then Cascades Leisure Centre is not too far. There are excellent transport links, including, a high speed train from Gravesend Mainline Station travelling to St Pancras in around 22 minutes, or you can travel to London or the Kent Coast on the domestic line, The A2, M2, M20 and M25 motorway links are all easily accessed by car.

FRONTAGE:

Nicely situated back from the pavement and roadside, with path leading to the porch. Off street parking in the front boundary for one car.

PORCH:

Double glazed outer door, inner door leading into:

HALL:

Doors leading to lounge & dining room.

LOUNGE:

3.76m into window x 2.92m (12'4" into window x 9'7")
Double glazed bay window to front, carpet, radiator.

DINING ROOM:

4.42m x 3.18m (14'6" x 10'5")
Double glazed window to rear, radiator.
Under stair storage cupboard.

KITCHEN:

3.84m x 1.91m (12'7" x 6'3")
An extended kitchen with double glazed window to rear and door to garden. Fitted with stainless steel sink and drainer, white wall and base cupboards, worksurfaces. Spaces for appliances.

STAIRS/LANDING:

Carpet, Vaillant combi boiler for hot water and central heating.

BEDROOM ONE:

3.73m into window x 2.77m (12'3" into window x 9'1")
Double glazed bay window to front, carpet, radiator.

BEDROOM TWO:

3.18m x 2.72m (10'5" x 8'11")
Double glazed window to rear, carpet, radiator, door leading to lobby area with built in storage are and door to:



BOX ROOM/BEDROOM THREE:

2.87m x 1.55m (9'5" x 5'1")

Double glazed window to front. This room could be used as a number of uses including a study or a nursery or even an en-suite. The partition wall could be opened up into bedroom one to create a much larger master bedroom.

BATHROOM:

2.36m x 1.47m (7'9" x 4'10")

Double glazed window to rear, white suite comprising short bath with seat and shower attachment designed for disabled use, wash basin, w.c., radiator.

GARDEN:

The property boasts a South facing rear garden approximately 130' deep. Mostly laid to grass, with mature shrubs, trees and bushes. Timber shed, Greenhouse, outside tap. There is a rear vehicle access way and space for double garage subject to planning permission.

SERVICES:

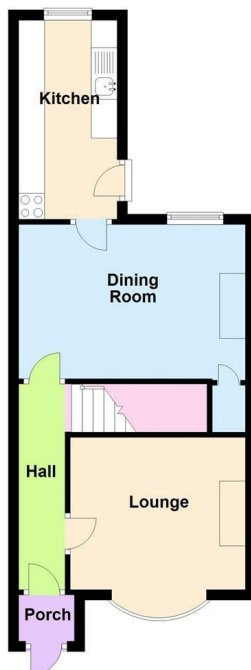
Mains Gas, Electricity, Water and Drainage

Council Tax: Gravesham Borough Council

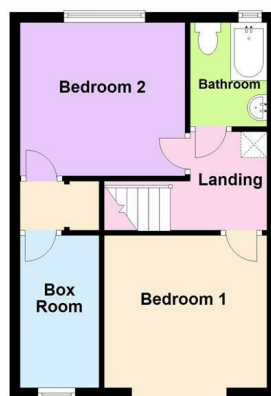
Band: C 2021/2022 Charges: £1,716.23



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(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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