



13, Dorset Crescent,  
Gravesend, DA12 4BU

£450,000



- Four Bedroom Semi Detached Family Home
- Sought after Location
- Internal upgrading needed
- Built By Local Builders Billings
- No Onward Chain
- Integral Garage and Off Road Parking





## 13 Dorset Crescent, Gravesend, , DA12 4BU



### DESCRIPTION:

A four bedroom semi detached house built by Billings in a popular residential location, requiring updating and modernising throughout. Offering immediate vacant possession this property is looking for a new family to grow into it and enjoy it as much as the previous owners did. Comprising good size accommodation including, hall, separate lounge and dining rooms, kitchen, bathroom and separate w.c. Outside there is a Westerly aspect rear garden and an integral garage with parking on the forecourt and potential to create extra parking. With some careful thought and imagination this property could become your dream for ever home.





#### LOCATION:

Dorset Crescent is situated off St Francis Avenue on the edge of Riverview Park. Ideal for families, it is within walking distance of local primary schools and Thamesview Secondary School whilst there are other primary, secondary and Grammar Schools in the Area. If you are looking for further education then North West Kent collage is nearby. Riverview Park has its own local shops, doctors, dentist, takeaways and local pub. Offering excellent transport links including a commuter coach service to London, bus services to Gravesend town centre, easy access on to the A2 with links to the M2, M20 and M25. Gravesend mainline railway station provides access to London and the Kent coast, including a high speed service to St Pancras, London in just 22 minutes. Ebbsfleet railway station is approximately 3.5 miles away and also provides a high speed service to St Pancras in just 17 minutes. If you are looking for sports and leisure centres, then Cascades is situated off Thong Lane or the Cyclo centre is also nearby.

#### FRONTAGE:

Laid to lawn with retaining wall and flower beds. Attractive block paved drive with access to garage.

#### HALL:

Double glazed front door, under stair storage cupboard, radiator.

#### LOUNGE:

Double glazed window to front, carpet, radiator, tiled fireplace with gas fire.

#### DINING ROOM:

Double glazed window to rear and door to garden, carpet, radiator.

#### KITCHEN:

Double glazed window to rear, radiator, stainless steel sink and drainer, beech effect base cupboards and original wall cupboards, built in cupboard, electric cooker point.

#### STAIRS/LANDING:

Carpet, access to loft, radiator, double glazed window to front.

#### BEDROOM 1:

A double room with double glazed window to front, radiator, built in cupboard with shelving.

#### BEDROOM 2:

A double room with double glazed window to rear, radiator.

#### BEDROOM 3:

Double glazed window to rear

#### BEDROOM 4:

Double glazed window to front, carpet, radiator.

#### BATHROOM:

Double glazed window to rear, panelled bath, vanity wash basin, radiator, carpet, half tiled walls

#### SEPARATE W.C.:

Double glazed window to rear, low level w.c. carpet.

#### GARAGE:

Integral to property with up & over door. Off Street Parking for one car in front of garage. Scope for further off street parking within the frontage.





#### GARDEN:

A Westerly aspect rear garden with concrete path, various shrubs and bushes, two ponds, greenhouse, pear tree, flower beds, lawn. Side gate giving access to front of house. Brick built store comprising boiler.

#### TENURE:

Freehold

#### SERVICES:

Mains Gas, Electricity, drainage & Water

#### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band D - £2187.91

#### BROADBAND/MOBILE NETWORKS:

**BROADBAND:** We understand the following networks provide standard, superfast and ultrafast services in this location: Virgin Media, , Openreach. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE

**MOBILE:** We understand the following net works are likely to provide indoor voice & data services in this location: EE Three, O2, Vodafone. 5G is predicted to be available around the location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (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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