Sealeys Walker Jarvis Est. 1851

191, Marling Way,
Gravesend, DA12 4RF

Offers Over £300,000

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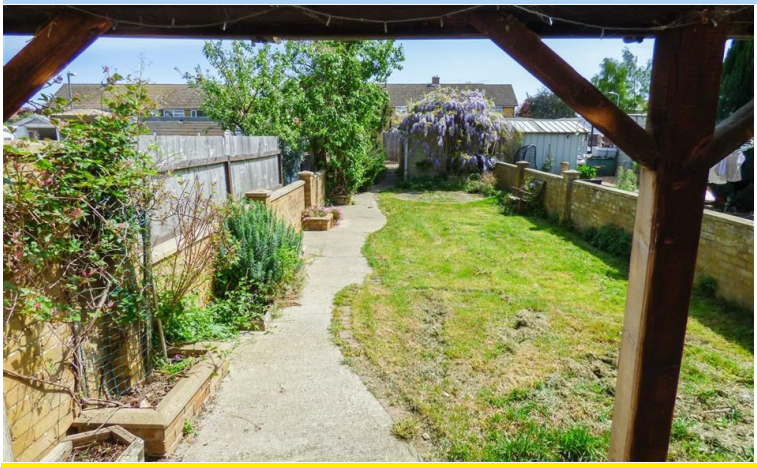
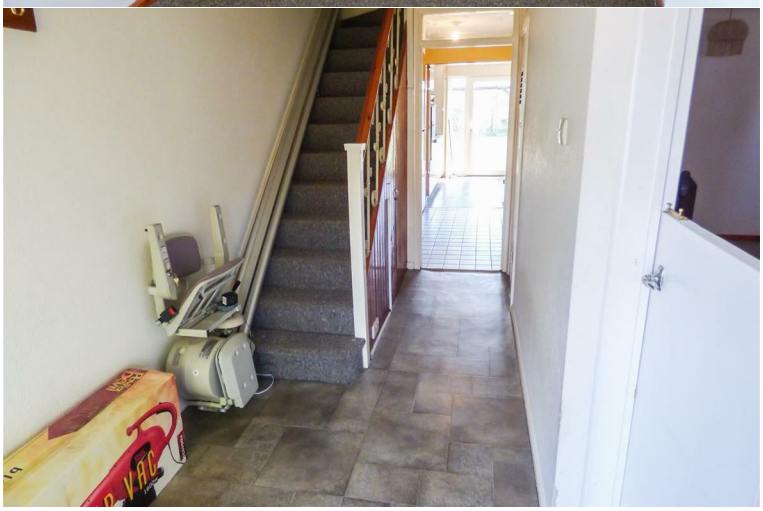
- Three bedroom Extended House
- Ample Potential for Improvement.
- Detached garage
- Requiring Updating & Modernising
- Chain Free
- Gardens front and rear



191 Marling Way, Gravesend, Kent, DA12 4RF

DESCRIPTION:

If you are looking for a blank canvas to do up and call home, then take a look at this three bedroom house. With some careful thought and imagination this property could become your dream home. Already, extended to the ground floor, the property offers excellent size family accommodation comprising, a porch, hall, lounge, an extended kitchen opening into a dining area. To the rear of the property their is decent size garden offering that all important outside space and a detached garage. Offered for sale with immediate vacant possession meaning no onward chain complications, viewing is highly recommended to appreciate just what is on offer here.



LOCATION:
Situated on a walk way facing onto an open green space making it safer if you have young children and pets. Riverview Park is a family orientated location with its own local shops and facilities including Doctors Surgery and Dentist. Offering excellent transport links including regular bus service and commuter coach service to London and easy access onto the A2 M2 M20 & M25 motorway links. Gravesend town centre is within approximately 3 miles along with its mainline railway which offers services to London and the Kent coast including a high speed service to St Pancras London in just twenty two minutes or you can travel from Ebbsfleet international railway station and be in London in around seventeen minutes.

Riverview Park has its own Infant and Junior primary schools and Thamesview Secondary school is within walking distance . It is also in the catchment area for a choice of other schools including Grammar Schools. If you are looking for further education then Mid Kent College is nearby.

For those who enjoy sports and fitness Cascades leisure centre is within walking distance which includes skate park and childrens playground.

FRONTAGE:
Retaining brick wall and gate, front garden with mature pampas grass, path leading to front porch.

PORCH:
2.21m x 0.81m (7'3" x 2'8)
Brick built with double glazed sliding doors, aluminium double glazed door leading into hall:

HALL:
Vinyl flooring, under stair cupboard, further built in cupboard.

LOUNGE:
5.44m x 3.12m (17'10" x 10'3")
Double glazed window to front, Gas fire (not working). carpet.

KITCHEN:
5.74m x 2.39m (18'10" x 7'10")
An extended room with double glazed window to rear and uPVC double glazed door to rear garden, stainless steel sink and drainer, wall and base cupboards, work surfaces. Built in Gas hob and built in oven within housing unit, (not working) . plumbed for washing machine. Open to dining area.

DINING AREA:
4.70m x 2.21m (15'5" x 7'3")
An extended room & spacious with double glazed window to rear. Carpet.

STAIRS/LANDING:
Carpet, access to loft.

BEDROOM 1:
3.73m x 2.95m (12'3" x 9'8")
Double glazed window to front, carpet, fitted mirror wardrobes along most of one wall, further fitted wardrobe.

BEDROOM 2:
3.02m x 2.97m (9'11" x 9'9")
Double glazed window to rear, carpet.

BEDROOM 3:
2.84m x 2.01m (9'4" x 6'7")
Double glazed window to front, carpet, built in cabin bed and fitted cupboard over the stairwell.

BATHROOM:
1.98m x 1.98m (6'6" x 6'6")
Double glazed window to rear, Panelled bath, pedestal basin, low level w.c. Wall mounted "Maine" Gas boiler for hot water. (Not Working)

REAR GARDEN:
A decent size garden which is walled each side and gate to rear, patio area, concrete path, grass, circular feature paved patio, brick built flower containers. Mature Wisteria.

GARAGE:
Detached single garage/workshop to rear, with courtesy door to garden and up & over door for vehicle access. Rear Vehicle service road.
There is an additional parking space on the forecourt in front of the garage.

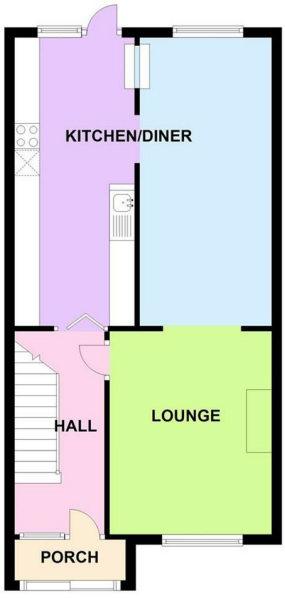
TENURE:
Freehold

SERVICES:
Mains gas, electric, water & mains drainage.

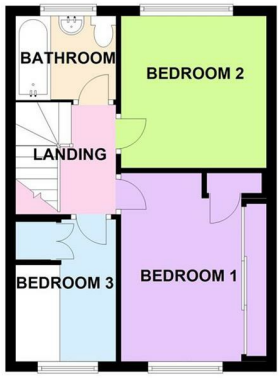
NOTE: Please note there is no Gas Central Heating at this property.

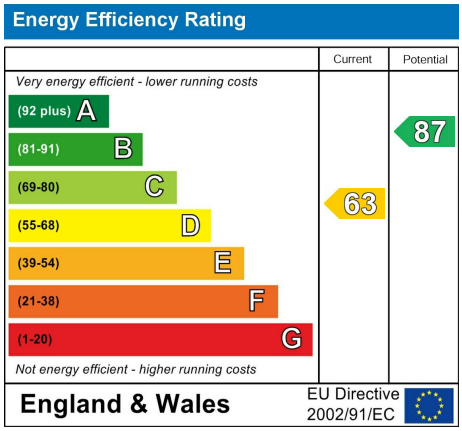
LOCAL AUTHORITY:
Gravesham Borough Council.
COUNCIL TAX BAND: D £1,989.72 from April 2022 - 2023

GROUND FLOOR



FIRST FLOOR





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