



25, Old Road West,
Gravesend, DA11 0LH

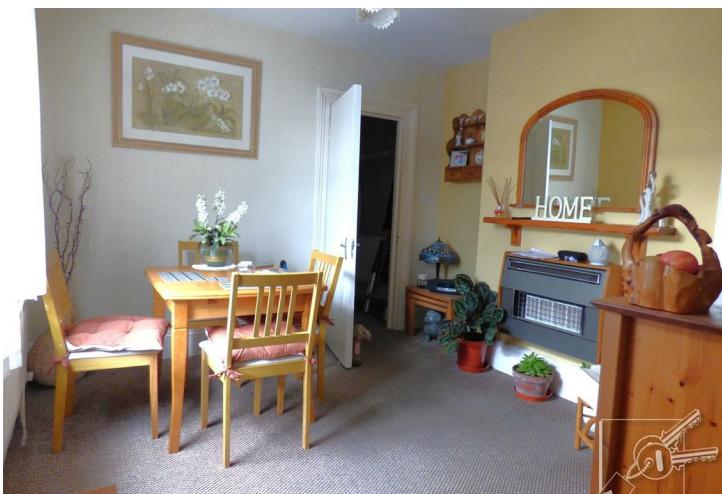
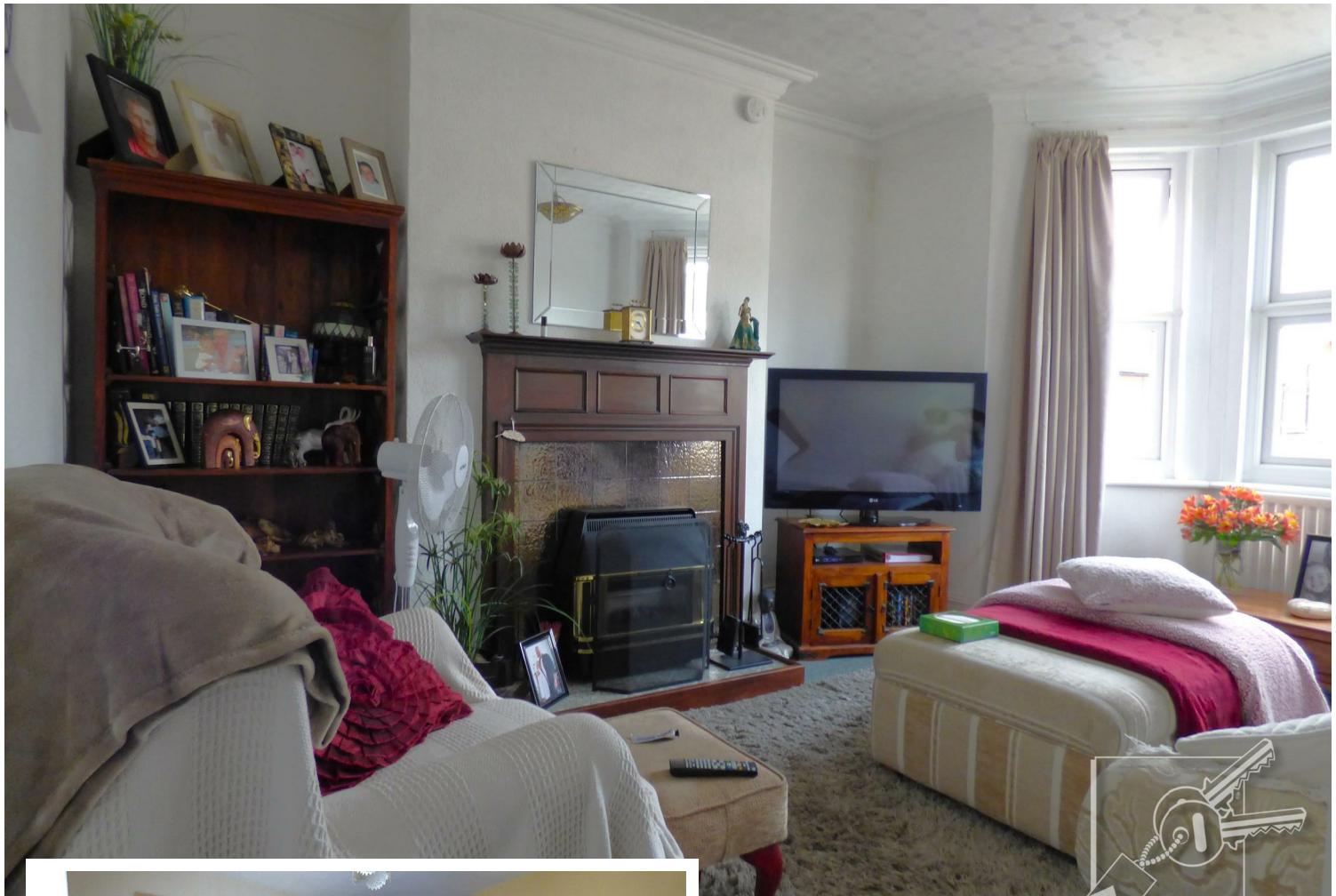
Auction Guide
£400.000



- Detached House divided into 2 flats
- Freehold property
- Large Accomodation
- For sale by Auction



25 Old Road West, Gravesend, Kent, DA11 0LH

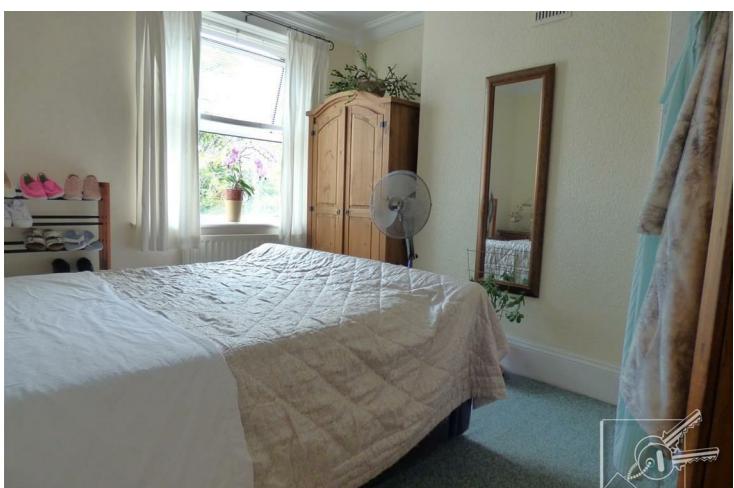
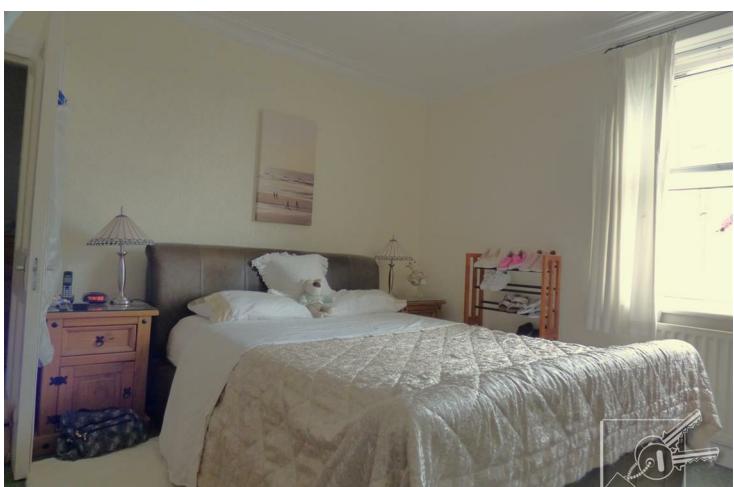


PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This detached home has been split into two flats but is currently empty and would lend itself to being a family home again or kept as two large apartments. Ground floor flat is a single bedroom flat, with garden access and benefits from a large cellar. The top flat being a two bedroom apartment with shared access for the garden.



LOCATION DESCRIPTION

Old Road West is situated within walking distance of Gravesend Town Centre and its mainline railway station which makes this the perfect location for for commuters offering a high speed service to London St Pancras in just 23 minutes or you can take the domestic train to London, which stops at Waterloo, London Bridge and Charing Cross or travel to the Medway towns or the Kent Coast. Ebbsfleet international railway station is also within a few miles which offers a high speed service to London in just 17 minutes. The A2 is easily accessible with links to the M2, M20 & M25. Bluewater shopping centre with its array of shops and restaurants is just a bus or car journey away if you fancy some retail therapy, dining with friends in one of their many restaurants and cafe bars or a trip to the cinema.

The property is located within the catchment area of a choice of good primary, secondary and grammar schools, including Gravesend Grammar School for boys and Mayfield Grammar Schools for Girls, which are within walking distance,

FRONTAGE

Wooden fence and grass front garden, Pathway leading to front door.

COMMUNAL HALLWAY

Grey carpeted floors. Communal area for storage Front door to both flats.

GROUND FLOOR FLAT

HALLWAY

Wooden Laminated floor. Radiator. Doorways leading to lounge, bedroom, bathroom, dining room and basement cellar.

LOUNGE

4.22m x 3.6m plus bay (13'10" x 11'9" plus bay) Comfortable lounge with double glazed bay window to front allowing plenty of natural light into the room, and feature fireplace with gas fire. Wood effect laminate flooring. Radiator.

BEDROOM

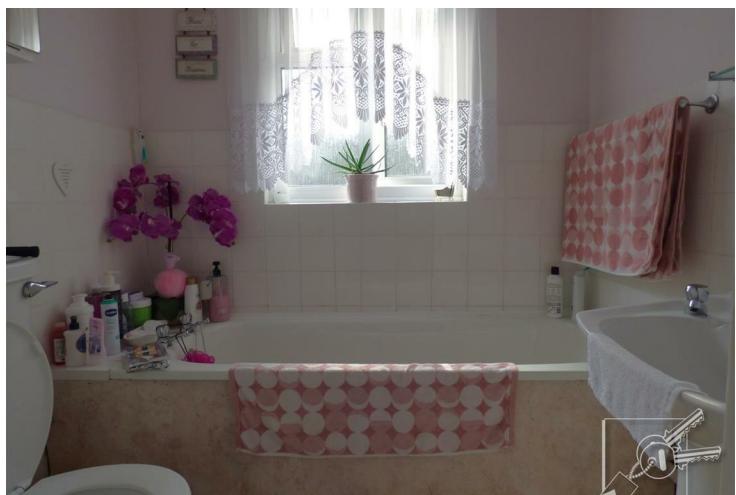
3.97m x 2.39m plus recess (13'0" x 7'10" plus recess) A spacious double room with built in cupboard to side of chimney breast, double glazed window to rear of house, radiator.



BATHROOM

2.52m x 1.49m (8'3" x 4'10")

White bathroom suite, low level wc, pedestal hand basin, bath with mixer taps. Electric shower over with glazed screen. Obscured window to side, lino flooring and radiator.



DINING ROOM

3.96m x 3.27m plus bay (12'11" x 10'8" plus bay)

Wood effect laminate flooring, Half cupboard to side of chimney breast. Wall mounted gas fire on chimney breast. Bay window to side, radiator.



KITCHEN

3.96m x 2.12m (12'11" x 6'11")

Range of white wooden wall and floor units. Square edge black worktop. Space for fridge freezer and oven. Plumbing for Washing machine. Combi boiler located above work surface.



CELLAR

Storage cellar accessed by wooden stairs separated into two rooms.

GARDEN

Long south facing garden comprising of a concrete patio area for seating, vegetable patch, and shed. A well maintained lawn area stretches beyond this lined with mature shrubs and trees.

TOP FLAT

HALLWAY

Access to this flat is through the entrance door to this flat, up grey carpeted stairs leading to a half landing with doors to dining room and bathroom. A return in the staircase leads to the entrances to bedrooms and lounge.

BEDROOM 2

2.48m x 1.8m (8'1" x 5'10")

This single bedroom faces the front of the property and has window to front and radiator under.

LOUNGE

3.73m x 3.6m plus bay (12'2" x 11'9" plus bay)

Cosy family room boasting lots of natural light with a bay window to front of property, feature fireplace with gas fire and mantle, radiator.



BEDROOM 1

4.47m x 2.89m plus recess (14'7" x 9'5" plus recess)
Double bedroom with built in half cupboard to the side of chimney breast, window to rear, radiator.

BATHROOM

1.91m x 1.5m (6'3" x 4'11")

White bathroom suite including low level wc, pedestal wash basin, bath. Radiator with frosted window to side and lino flooring.

DINING ROOM

3.71m x 3.4m (12'2" x 11'1")

Window to side, wall mounted gas fire on chimney breast with tall built in cupboard to side.

KITCHEN

3.35m x 2.25m (10'11" x 7'4")

Beech effect wall and floor units. Square edge worktop. Stainless steel sink. Wall mounted combi boiler. Plumbing for washing machine. Space for fridge freezer and free standing oven.

PARKING

This property is in Gravesham Borough Council TC05 parking zone. This requires a resident/visitor parking permit to be obtained from Council in order to park in this road between 1-2pm Monday - Friday. The cost of this is £15 per permit. (Information obtained from GBC website 29.06.2023)

Potential for off road parking subject to the usual planning consents.

LOCAL AUTHORITY

Gravesham Borough Council

Top flat band C £1857.01 pa 2023/2024

Bottom flat band C £1857.01 pa 2023/2024

AUCTION NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.





Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

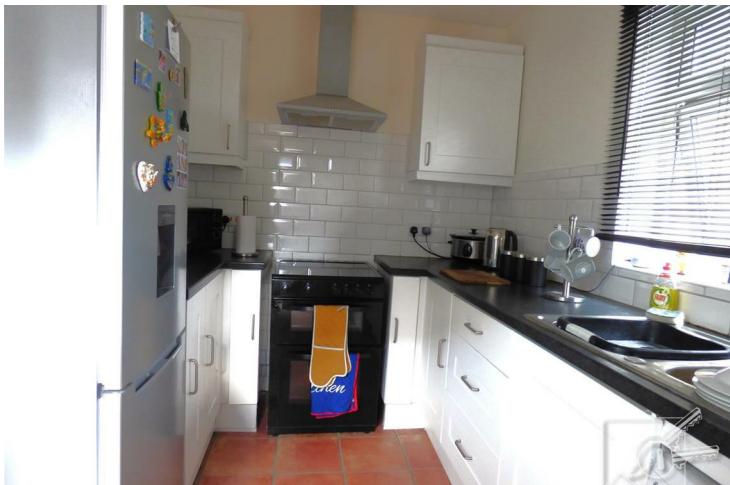
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

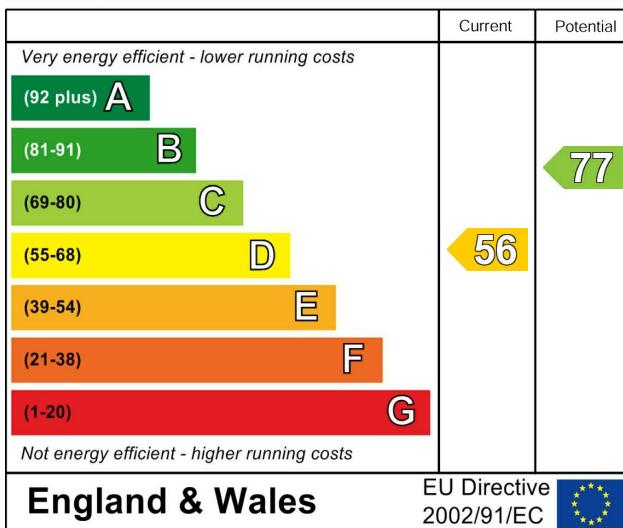
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



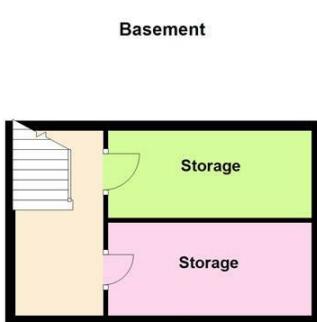


Energy Efficiency Rating



First Floor

Ground Floor



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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.