

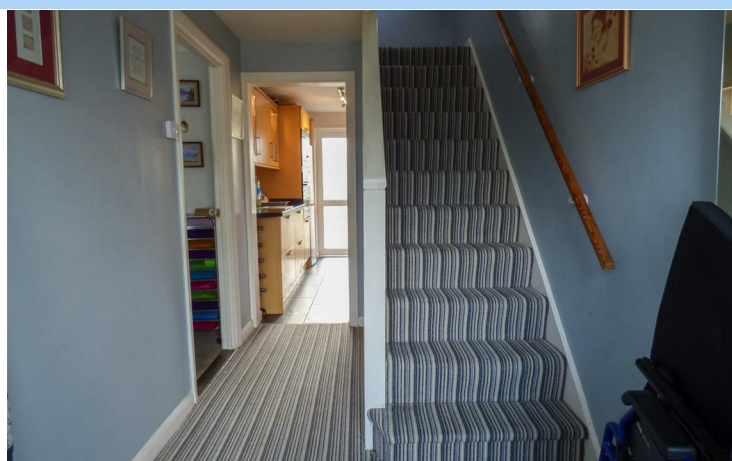


12, Viking Road,  
Gravesend, DA11 8ET

Guide Price £360,000



- 3 Bedroom Semi Detached Family Home
- South Facing Rear Garden
- Desirable Location
- Off Road Parking



## 12 Viking Road, Gravesend, Kent, DA11 8ET



### PROPERTY DESCRIPTION

Don't miss out on this 3 bedroom semi detached family home with a south facing garden and off road parking for several vehicles. the downstairs has plenty of space for a family. The south facing rear garden is low maintenance with a touch of greenery for those with a busy lifestyle.

### LOCATION DESCRIPTION

Located in the desirable Pepper Hill area, within 1.25 miles from Ebbsfleet Station and within 0.25 miles of the A2, Pepper Hill is a small residential area close to Painters Ash. Featuring many local amenities within walking distance including; shops, food outlets and beauty services. This property lies within the catchment area for good local primary and secondary schools and having a supermarket and Bluewater shopping centre only a short drive away, this property is in a great location for families.

### FRONTAGE

A frontage of laid lawn with a block paved driveway leading to a car port with side access to the rear garden and to the UPVC front door opening into...



### HALLWAY

A generous hallway welcoming you into the home with stairs leading up to first floor, an under stairs cupboard housing the electric meter and doors leading to...

### LOUNGE

3.91m x 3.11m (12'9" x 10'2")

A double glazed window out to front filling the room with light. A recessed cut out in the original fireplace leaves room for an electric or gas fire. A large opening into dining room with natural light flowing through.

### DINING ROOM

3.29m x 2.71m (10'9" x 8'10" )

A similar size to the lounge with a sliding glazed patio door out to garden, ample space for family dining table and chairs.

### KITCHEN

3.22m x 2.25m (10'6" x 7'4")

A range of wall and base units lining either side of the room with a roll top worksurface and double aspect double glazed windows. Built in oven, hob, extractor and dishwasher. One and a half bowl stainless steel sink and drainer with double glazed window over out to side. A wall hung condensing boiler housed in a matching kitchen unit.



### FIRST FLOOR LANDING

A double glazed window out to side, stairs to first floor, access to loft and doors leading to...

### BEDROOM ONE

3.92m x 3.01m (12'10" x 9'10")

A double bedroom with a double glazed window out to side, ample space for bedroom furniture.

### BEDROOM TWO

3.28m x 3.02m (10'9" x 9'10")

Another double bedroom with double glazed window out to garden. A built in cupboard housing the hot water cylinder.



### BEDROOM THREE

3m x 1.86m (9'10" x 6'1")

A single bedroom with double glazed window out to front and a cupboard for additional storage.

### SHOWER ROOM

2.19m x 1.97m (7'2" x 6'5")

A tiled shower room with a corner walk in shower unit with mains shower. A concealed cistern wc, basin recessed into vanity unit with patterned double glazed window out to rear.





## REAR GARDEN

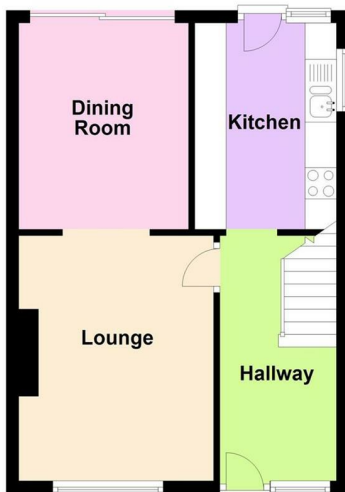
A low maintenance south facing rear garden of mainly slab paving patio, a recessed fish pond, a raised patio area with a pergola covered in climbers offering shade for a warm summer day. A decorative shingled area towards the rear of the garden. Enclosed by wood panel fencing and brick wall, metal side gate leading to car port with access to front.

## SERVICES

Mains Gas, Electricity, Water and Drainage.  
Council Tax: Gravesham Borough Council  
Band: D 2021/2022 Charges: £1,930.76



Ground Floor



First Floor



## Energy Efficiency Rating

|                                             | Current   | Potential                  |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</b> |                            |
| (39-54) <b>E</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 |

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