



7 Lydia Cottages,
Wrotham Road,

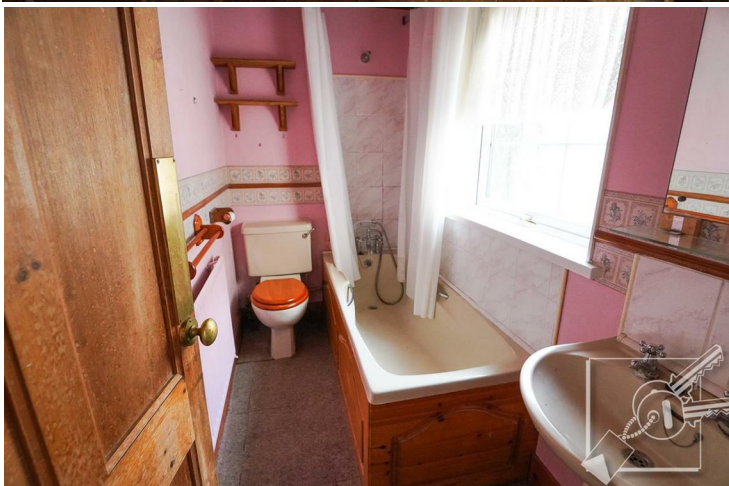
Price Guide £230,000



- SOLD BY SEALEYS WALKER JARVIS
- Quiet Court Yard Location
- Walking Distance Of Town Centre & Railway Station
- No Onward Chain



7 Lydia Cottages Wrotham Road, Gravesend, , DA11 0QE



LOCATION:

£230,000-£240,000 Nestled in a gated courtyard location off Wrotham Road, Lydia Cottages are close to local shops and amenities as well as being within walking distance to the main town centre and railway station which provides links to Charring Cross, the Medway Towns, Kent Coast and a high speed service to St Pancras London, making it a perfect location perfect for commuters. The town centre offers a choice of shops, bars and restaurants, civic centre and Woodville Halls where various entertainment takes place. You can also enjoy walks around Windmill Hill and along the River Thames including The Gordon Promenade. Wrotham Road primary school is close by and there are a good choice of nursery, primary, secondary and grammar schools within the catchment area.



DESCRIPTION:

£230,000-£240,000: As you enter the property through the stable style door into the living room, we think you will agree this two bedroom cottage offers charm and character throughout including stripped wood internal doors, exposed floor boards and feature fire places in both of the bedrooms. The kitchen allows space for a small dining table and the bathroom is located on the ground floor. There are two double bedrooms upstairs. The cottage benefits from upvc double glazed windows and Gas Central heating. There is a small cottage style rear garden. With some cosmetic improvement this property would make an ideal first purchase or investment opportunity as a buy to let.

FRONTAGE:

The property is approached from double gates through to the courtyard of similar type cottages. A uPVC stable style front door leads you into the Living Room.

LIVING ROOM:

Double glazed window to front, carpet, radiator, feature brick fireplace and chimney breast with gas log fire.

KITCHEN:

Double glazed window to rear, exposed floor boards, radiator, fitted with oak effect wall and base cupboards, work surfaces, built in gas hob with extractor hood above and built in oven, stainless steel sink and drainer, plumbed for washing machine. Under stair storage cupboard, housing electrical fuse box, electric meter and gas meter. Space for small table and chairs. Door to:

LOBBY:

Access to bathroom, stable style door to garden.

BATHROOM:

Double glazed window to side, paneled bath with shower mixer tap, pedestal wash basin, low level w.c. Tiled splash backs. Radiator.

STAIRS/LANDING

Carpet

BEDROOM 1:

Double glazed window to front, carpet, feature cast iron fireplace.

BEDROOM 2:

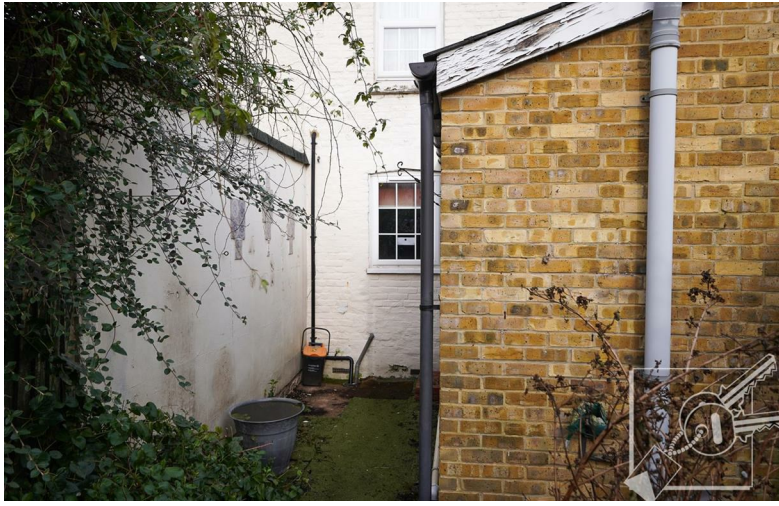
Double glazed window to rear, carpet, radiator, brick fire place with feature cast iron fireplace, over stair storage cupboard. Wall mounted Worcester Combi Boiler for hot water and central heating.

GARDEN:

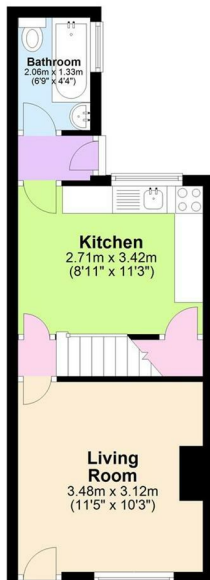
A small cottage style South facing rear garden, with fencing to sides and rear, rear gate to pedestrian alley way.

TENURE:

Freehold



Ground Floor



First Floor



LOCAL AUTHORITY:

Gravesham Borough Council:
Council Tax Band C - £2039.25 2025/2026

SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage.

BROADBAND/MOBILE NETWORKS

BROADBAND: We understand Openreach provide Standard and Superfast service in the area. You may be able to obtain broadband service from these Fixed Wireless Access from EE

MOBILE: We understand EE, Three, 02 & Vodafone provide indoor and out door voice & data services.

This information has been provided by Ofcom on 30.1.25 which was updated in December 2024

LOCAL LAND CHARGES

Local Land charges search ref: 2831063 shows there is a smoke control order in this area.

PARKING:

Please note there is no Vehicle access to Lydia Cottages. We understand permits can be purchased from Gravesham Borough Council to park in adjoining roads.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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