Sealeys Walker Jarvis Est. 1851

Clive Vale, Old Perry Street,

£375,000

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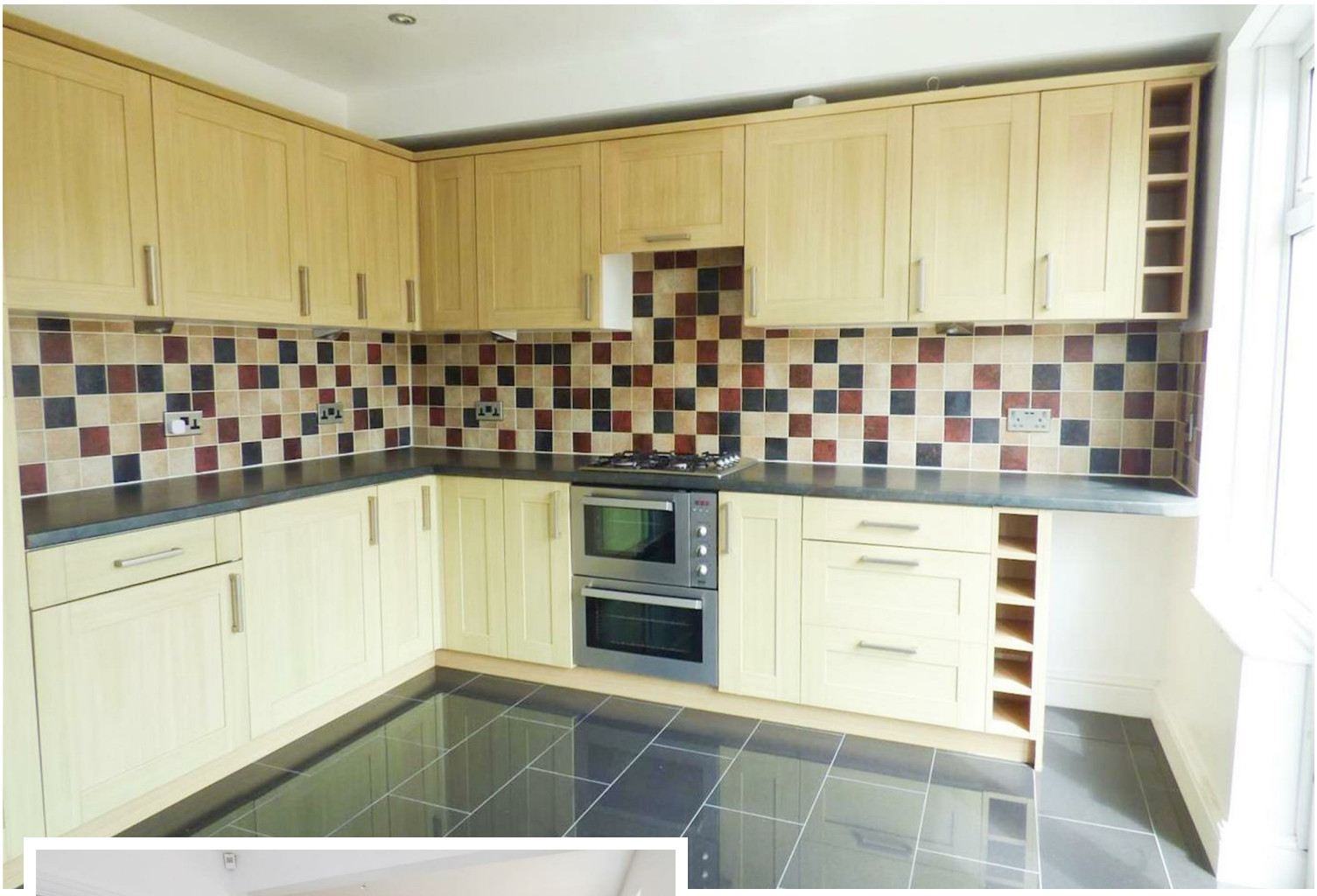
- Three Bedroom Family Home
- Offering Plenty of Scope For Extension (STUPP)
- Viewing Highly Recommended
- Generous Size Corner Plot
- No Onward Chain

Clive Vale Old Perry Street, Gravesend, Kent, DA11 8BT



DESCRIPTION:

Situated in a slightly elevated position on a substantial corner plot, this attractive three bedroom end of terrace family house not only offers curb appeal but ample potential for extension subject to planning permission, along with generous gardens extending from the front, rear and side. Internally the property comprises; a hall leading into the lounge and fitted kitchen/diner with double glazed french doors leading out to the rear garden. Upstairs you will find two double bedrooms, a single bedroom and the bathroom. The house is double glazed throughout and heated by gas central heating.

If you are looking for somewhere to live and make amendments/improvements along the way, then this property could be just what you have been waiting for. Offering complete blank canvas, with some careful thought and imagination, it could become your dream, forever home.

LOCATION:
Old Perry Street is conveniently situated between Earl Road and Vale Road. Perfectly located with Cygnet Leisure Centre practically on the door step and a choice of excellent primary, secondary and grammar schools within close proximity. There are shops and facilities within waking distance at Perry Street, whilst Gravesend Town Centre with mainline railway station is just a bus or car ride away. Sainsburys, Morrisons and Aldi superstores are also close by.

Gravesend Mainline railway Station offers services to London and the Kent Coast, including a high speed train to St Pancras, London in approximately twenty two minutes, whilst Ebbsfleet International railway station offers a high speed service to London in just seventeen minutes, making it perfect for commuters.
If you fancy some retail therapy, then Bluewater shopping complex is within easy access, where you can also dine out in one of the many restaurants or cafe bars.

The A2/M2/M20/m25 motorway links are all easily accessible by car.

FRONTAGE:
Situated in a slightly elevated position with steps and handrail leading to the front door mature hedge and retaining wall.

HALL:
Double glazed front door, laminate flooring, radiator. two under stair storage cupboards.

LOUNGE:
3.94m into bay x 3.66m (12'11 into bay x 12)
Double glazed bay window to front, laminate flooring, feature sandstone effect fireplace with gas fire.

KITCHEN/DINER:
5.82m x 3.30m narrowing to 2.24m (19'1 x 10'10 narrowing to 7'4")
Double glazed window to rear, double glazed french windows giving access to rear garden. Tiled floor, local tiling to walls, radiator. Fitted with wall and base cupboards, stainless steel sink and drainer, work surfaces. Built in Gas hob and double oven. Space for fridge/freezer, plumbing for washing machine.

STAIRS/LANDING:
Carpeted staircase, laminate flooring to landing. Double glazed window to side.

BEDROOM 1:
4.01m into bay x 3.28m (13'2 into bay x 10'9)
Double glazed bay window to front, laminate flooring, two built in wardrobes each side of chimney breast. Radiator.

BEDROOM 2:
3.63m x 3.33m (11'11 x 10'11")
Double-glazed window to rear, laminate flooring, radiator, built in wardrobe.

BEDROOM 3:
2.31m x 2.11m (7'7" x 6'11")
Double glazed window to front, laminate flooring, fitted cupboard over the stairs housing "Baxi" boiler for hot water and central heating. Radiator.

BATHROOM :
2.06m x 2.26m (6'9" x 7'5")
Double glazed window to rear, tiled floor, radiator. Panelled bath with glass shower screen and "Mira" shower over, pedestal basin, low level w..c. Tiled Walls.

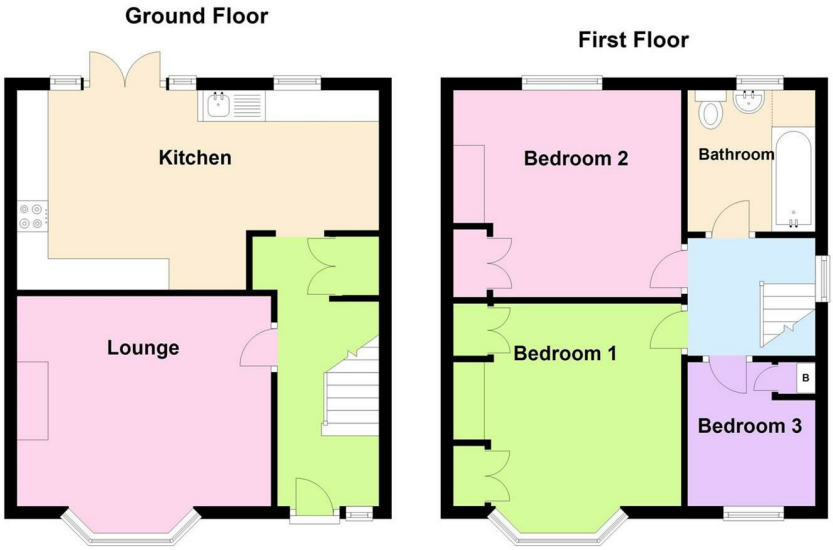
GARDENS:
A generous size irregular size plot extending from the rear to the side., allowing plenty of scope for extension subject to planning permission. Timber shed, walled to rear, retaining wall fencing and hedge. Mostly laid to grass.

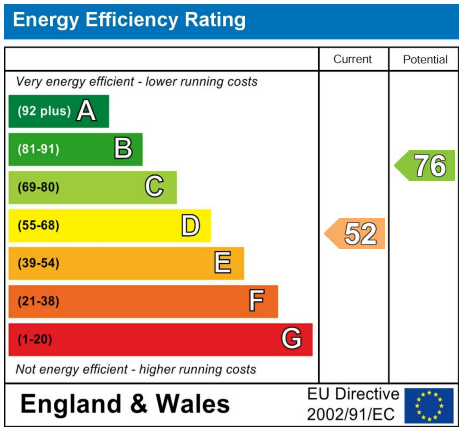
TENURE:
Freehold

LOCAL AUTHORITY:
Gravesham Borough Council.

Council Tax Band C £1727 from 2022 -2023

SERVICES:
Gas, electric, water & mains drainage.





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