

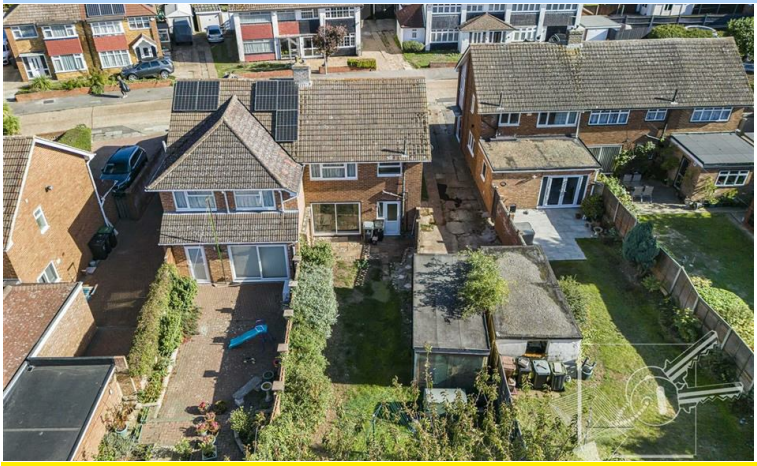
Sealeys Walker Jarvis Est. 1851

7, Britannia Drive,
Gravesend, DA12 4RP

£395,000

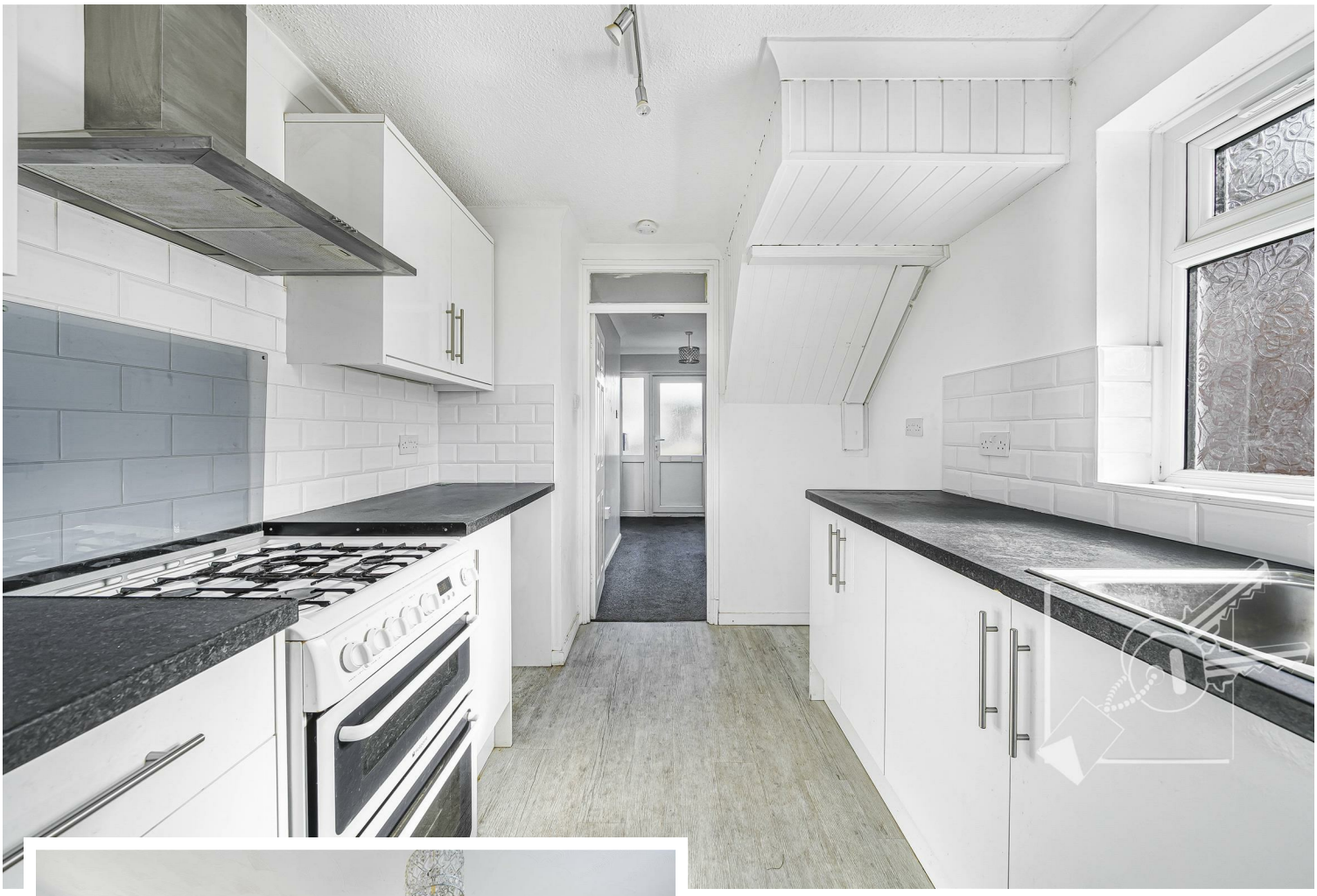
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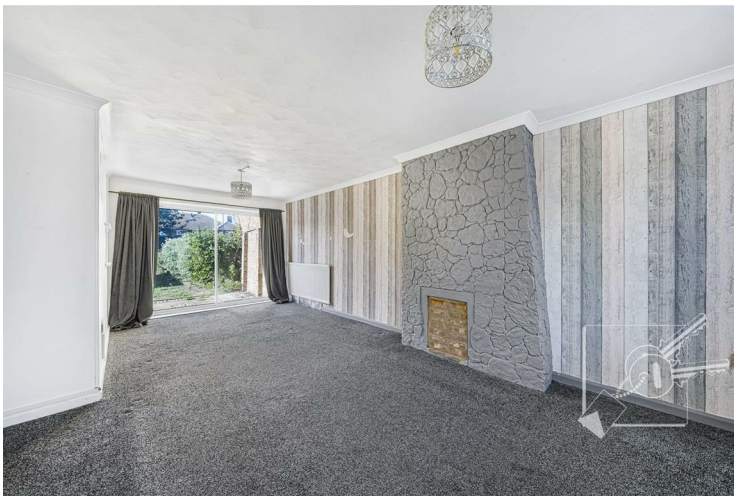
- Three Bedroom Semi Detached House
- Garage & potential for additional Parking To Front
- Popular Riverview Development
- Scope for Improvement & Extension STUPP





7 Britannia Drive, Gravesend, Kent, DA12 4RP





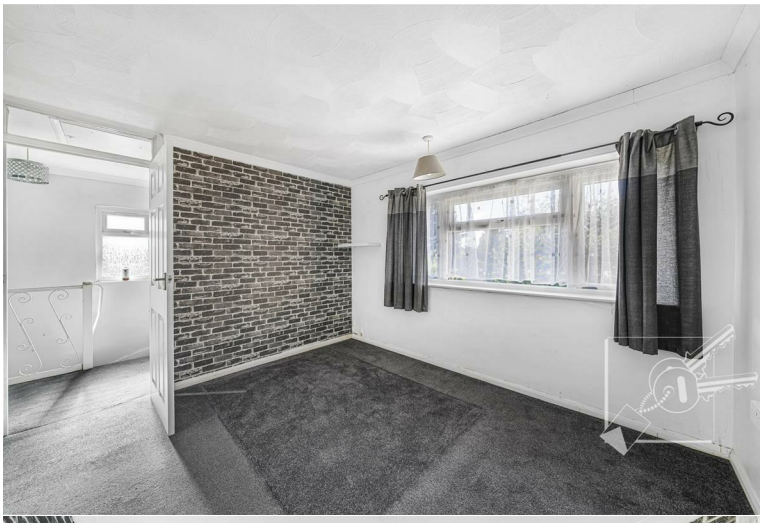


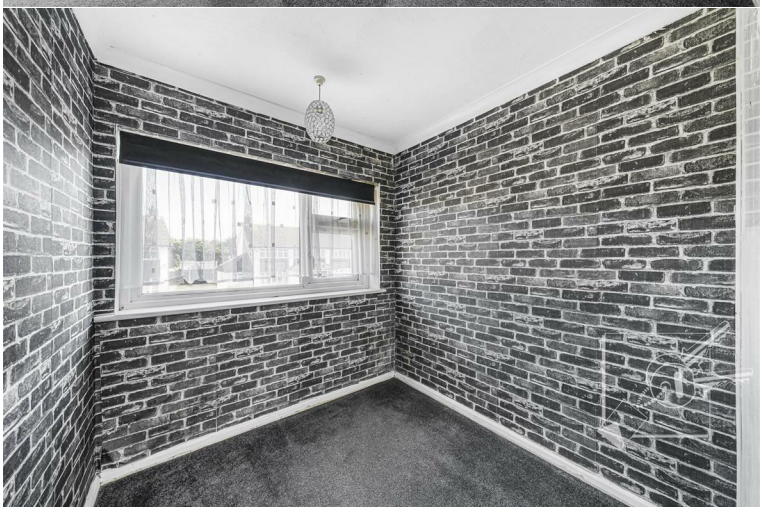
DESCRIPTION:

This three bedroom semi detached house is available with immediate vacant possession. Requiring a little cosmetic improvement the property offers potential for extension (subject to planning permission), and a blank canvas to create your dream home. The accommodation comprises hall, lounge/diner, kitchen, first floor bathroom, two double bedrooms and a single bedroom. Outside there is a good size rear garden, front garden with potential to create off street parking and a garage to the side. The house also benefits from double glazing and gas central heating.

Book your viewing as soon as possible to void disappointment of missing out as this type of property dies not usually hang around on the market for long.









LOCATION:

Riverview Park is a family orientated location with its own local shops, including Morrison and Tesco local 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 a skate park and children's playground.

FRONTAGE:

The property occupies a large front garden with potential create off street parking. There is shared drive way leading to a single garage, with space to park one car in front of it. A composite front door leads into the hall:

THE ACCOMMODATION COMPRISES:

HALL
LOUNGE/DINER
KITCHEN
THREE BEDROOMS
BATHROOM
GARDENS FRONT & REAR
GARAGE TO SIDE

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council
Council Tax Band D

UTILITIES:

Mains Gas
Mains Electricity
Mains Water
Mains Drainage

BROADBAND:

Basic
Superfast
Ultrafast

NOTE:

This property is sold as seen

ANTI MONEY LAUNDERING CHECKS:





IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

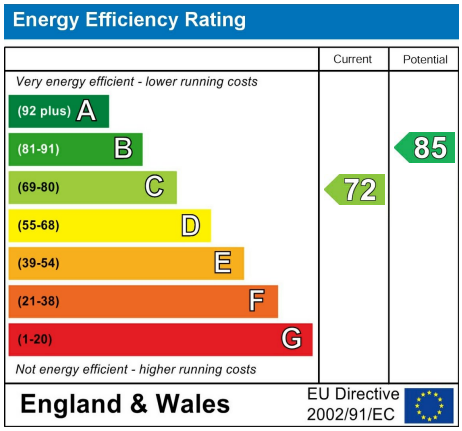
This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

Britannia Drive, Gravesend, Kent, DA12

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Garage Area = 15.9 sq m / 172 sq ft
Total Area = 99.8 sq m / 1075 sq ft





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The Property Ombudsman
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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.