



81, St. Hildas Way,
Gravesend, DA12 4AZ

Auction Guide
£240,000



- SALE BY ONLINE AUCTION
- Refurbishment Project

- 3 Bedroom Semi Detached Home
- No Chain



81 St. Hildas Way, Gravesend, Kent, DA12 4AZ



FOR SALE BY ONLINE AUCTION. Starting Bid £240,000.
Terms and Conditions apply.

PROPERTY DESCRIPTION

Don't miss your chance to view this three bedroom semi detached house. This property, although in need of refurbishment, could make a perfect family home. With a reception, kitchen and a utility room on the ground floor and two double bedrooms, a single room bathroom with separate WC to the first floor. A generous size garden to the rear with the potential for rear vehicular access.

LOCATION DESCRIPTION

Situated in a residential area of Gravesend, in a good catchment area for many schools. The A2 lies 1.3 miles away with links to London The M25 and The South. Gravesend Station is just over 2 miles away with excellent links to London (Gravesend to London St. Pancras around 25 minutes)



FRONTAGE

Mainly laid lawn with a half height, block built wall, a metal gate opening to a pathway with a few steps down, leading to the side access and a glazed upvc door opening in to...

HALLWAY

With stairs to first floor and door leading to...

LOUNGE

5.46m x 3.5m (17'10" x 11'5")

A generous sized lounge with double glazed double aspect windows either end of the room allowing ample light in. Gas fire and radiator. Door leading to...



KITCHEN

3.74m x 3.37m narrowing to 2.38m (12'3" x 11'0" narrowing to 7'9")

The Kitchen consists of a range of base units with a wooden work surface, stainless steel single bowl sink and drainer. Built-in storage under stairs housing the electrics, and an additional built-in cupboard ideal to use as a larder. Double aspect double glazed windows, allowing ample light into the room and an opaque glazed upvc door out to garden. Door leading to...

UTILITY/ STORE ROOM

2.36m x 1.53m (7'8" x 5'0")

Ideal for additional storage, this room could be used as a utility room, a home office or just used for storage. A double glazed door out to side.



FIRST FLOOR

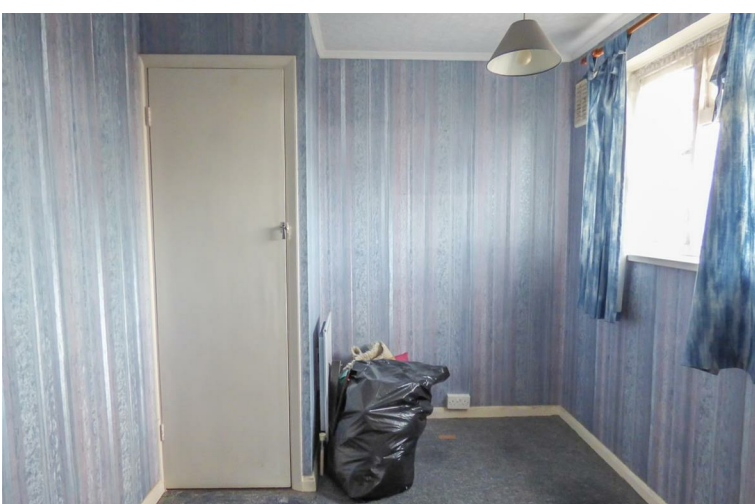
LANDING

Stairs down to ground floor, access to loft and doors leading to.

BEDROOM ONE

3.5m x 3.1m plus door recess (11'5" x 10'2" plus door recess)

A sizable double bedroom with an electric heater, wide double glazed window out of front and a built in storage cupboard over the stairs.



BEDROOM TWO

3.64m x 2.35m (11'11" x 7'8")

Another double bedroom with double glazed window out to front and electric heater. Built in storage over stairs.



BEDROOM THREE

2.64m x 2.34m (8'7" x 7'8")

A single bedroom with double glazed window out rear. A built in storage cupboard ideal to be used as a wardrobe. An additional cupboard housing the hot water cylinder.

WC

1.75m x 0.8m (5'8" x 2'7")

A close-coupled WC, double glazed frosted window out to side and tiled walls.

BATHROOM

1.73m x 1.47m (5'8" x 4'9")

Bath with mixer tap shower over, basin, tiled walls and double glazed opaque window out to side.

REAR GARDEN

A north facing rear garden, patio area adjacent to the property leading round to the side access to the front. Mainly laid to lawn garden with a pathway leading to the rear for pedestrian access out to the road at the rear for potential rear vehicular access.

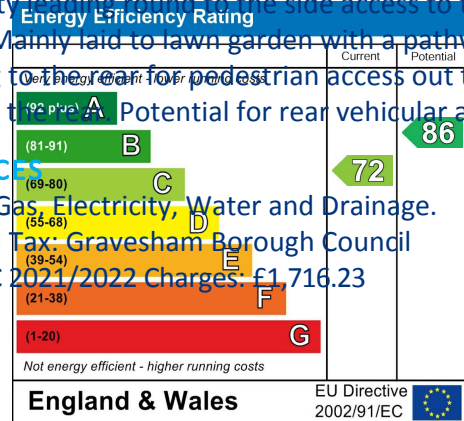


SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: C 2021/2022 Charges: £1,716.23



Ground Floor



First Floor



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