

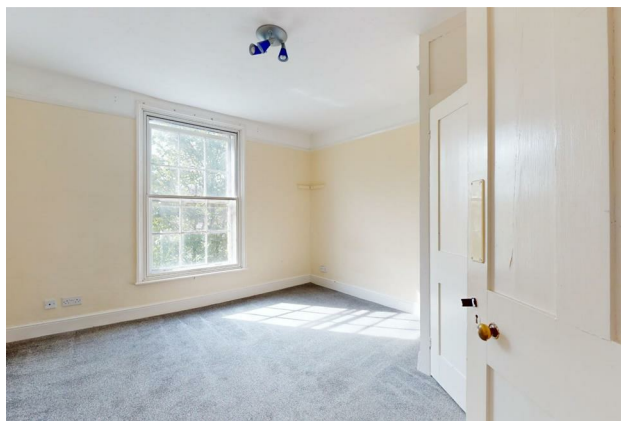
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2 Berkley Crescent, Gravesend, DA12 2AD

By Auction £260,000

Property Images



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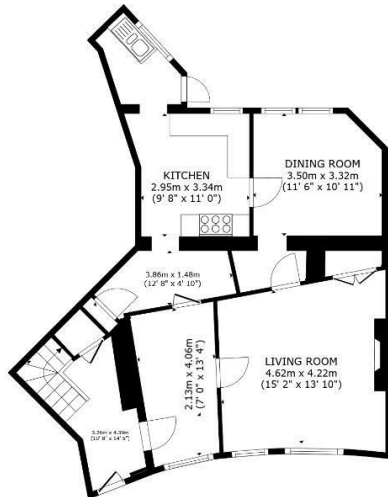
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Property Images



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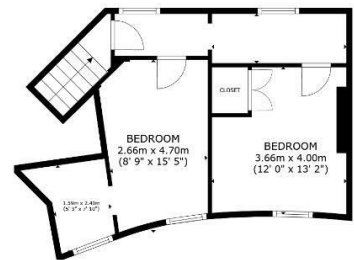
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FLOOR 1



FLOOR 2



FLOOR 3

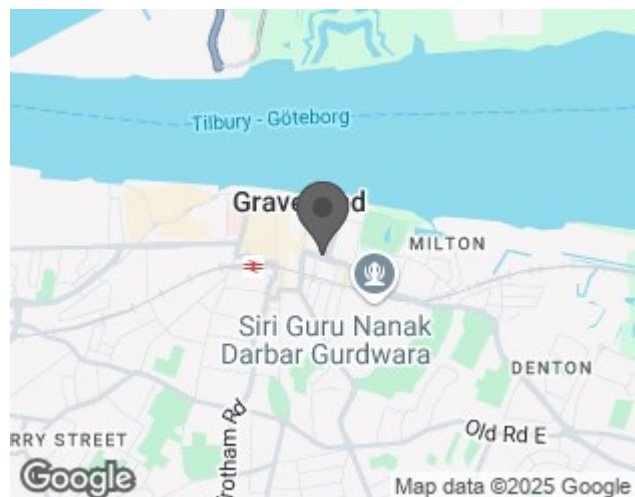
GROSS INTERNAL AREA
FLOOR 1 76.5 sq.m. (823 sq.ft.) FLOOR 2 58.9 sq.m. (634 sq.ft.) FLOOR 3 42.2 sq.m. (454 sq.ft.)
TOTAL : 177.6 sq.m. (1,912 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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

Map



Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 1 Receptions: 1
Tenure: Freehold

NOTE FOR BUYERS:

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £2,400 (incl. VAT) which will be charged immediately online.

Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auktions)

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £260,000* BIDDING CLOSSES 29 OCTOBER AT 2.30PM * FEES APPLY ***

Investment opportunity now available to purchase a Grade 2 Listed Building in the heart of Gravesend on Berkley Crescent situated in a Conservation Area. With its convenient location it is within walking distance to Gravesend Town Centre, where you'll find the Mainline Railway Station offering fast services into London. Contact our office on 01474 333266 to find out the potential rental income.

The property is arranged over four floors with the first floor consisting of entrance hall, lounge, kitchen, dining room and stairs down to the basement.

The second floor has two bedrooms and bathroom whilst the third floor has another additional two bedrooms.

We strongly recommend viewing the virtual tour and booking an immediate viewing.

Features

• TOWN CENTRE LOCATION • ARRANGED OVER FOUR FLOORS • LOTS OF POTENTIAL • INVESTMENT OPPORTUNITY • VIEWING RECOMMENDED