

28 Truro Road, GRAVESEND, KENT,



3-BED SEMI-DETACHED HOUSE FOR SALE / LOCATION OFFERS EASY COMMUTE TO LONDON
BLANK CANVAS THAT REQUIRES UPDATING
IDEAL INVESTMENT OPPORTUNITY
NO CHAIN



HERITAGE ESTATES



FOR SALE at



£305,000

For further information contact **HERITAGE ESTATES Kent & South East Ltd.** Tel: **01474 323236** | Email: **info@heritage-est.com**

28 Truro Road, GRAVESEND, KENT,



| Guide Price of £305,000 to £310,000 |

Heritage Estates are delighted to offer for sale this 3-bed, semi-detached house. The property comprises of an entrance hall, lounge, kitchen, rear lobby and ground floor WC. There are three good-sized bedrooms on the first floor as well as a family bathroom. Rear and front gardens plus garage.

Requires updating, allowing any purchase to add their own stamp to the property.

No chain.

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Front View of Property

Brick wall surround. Wrought iron gate to front. There is potential to apply to Highways to drop the kerb and create a drive providing off-road parking for 2 cars. Side pathway leads to main entrance and gate to rear garden.



Entrance Hall 1.64m (5' 4") x 1.43m (4' 8")

Small hallway. Laminate floor. Radiator. Stairs to first floor.

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Lounge 4.94m (16' 2") x 3.40m (11' 2")

Double glazed window to front in aluminium. Carpet. Gas fire.
Alcove area under stairs.



Rear Lobby & WC 1.97m (6' 5") x 1.77m (5' 10")

Small cloakroom/WC, needs replacing. Backdoor leading to rear garden.

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Kitchen 3.13m (10' 3") x 3.40m (11' 2")

Needs replacing. Tiled floor. Double glazed window to rear. Radiator. Under-stair cupboard housing electric meters and switch board. Alcove room/utility space. Pantry cupboard with double glazed window to rear.



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First Floor Landing 3.27m (10' 9") x 2.12m (6' 11")

Access to loft via hatch. Carpet. Radiator.



Family Bathroom 1.78m (5' 10") x 2.10m (6' 11")

White suite. Panel enclosed bath with shower overhead and glass panel. Sink and WC. Fully-tiled . Heated towel rail. Double glazed window to rear. Vinyl flooring . Requires updating.

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Bedroom One 4.33m (14' 2") x 2.99m (9' 10")

Double glazed window to front and side. Small built-in cupboard.
Double room. Radiator.



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Bedroom Two 3.80m (12' 5") x 3.18m (10' 5")

Double glazed window to rear. Carpet. Double room. Cupboard.
'Ideal' combination boiler.



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Bedroom Three 3.00m (9' 10") x 2.32m (7' 7")

Double glazed window to front. Good size for third bedroom. Small double. Carpet.



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Rear Garden

Patio area. Lawn. Greenhouse. Side access gate leads to front. Timber fence surround. Garage.



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Garage

Access from rear. Up and over garage door is the only entrance.

Further Information

Council Tax: Band C (£1,960 annually)

Truro Road is close to Valley Drive which has a range of shops that includes a Tesco Express supermarket and there is also Whitehill Road leading to Echo Square shops. There is easy access from Valley Drive on to the A2 at the Gravesend East junction leading to the M2, M25 and M20 motorways. The property is a short drive to Gravesend town centre and railway station offering the High Speed Link to London from Gravesend and Ebbsfleet International. The area offers excellent primary, secondary and grammar schools.

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Property Ref: RS1858

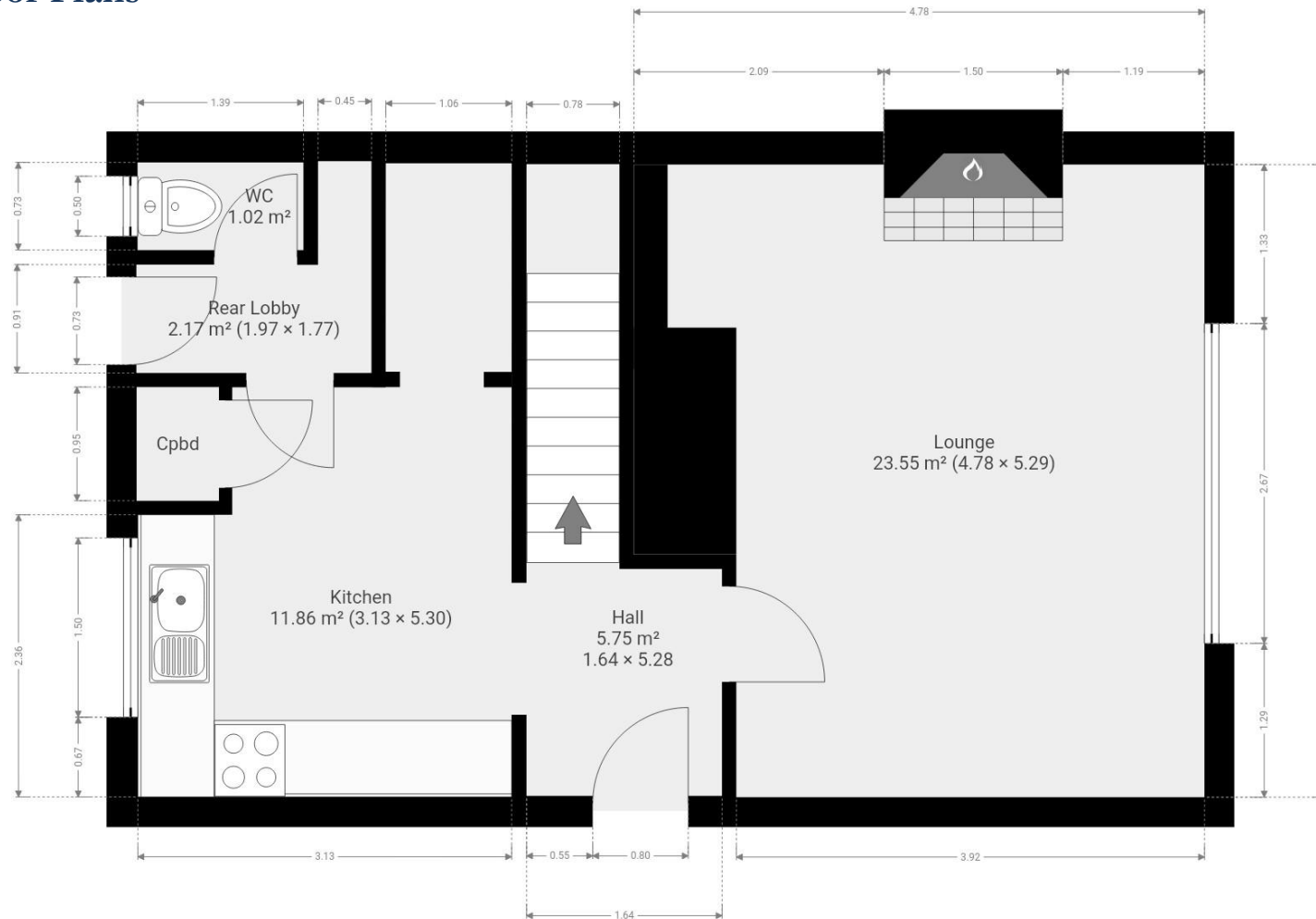
Energy Performance Certificates

The EPC has been instructed and rating will follow.

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Ground Floor Plans

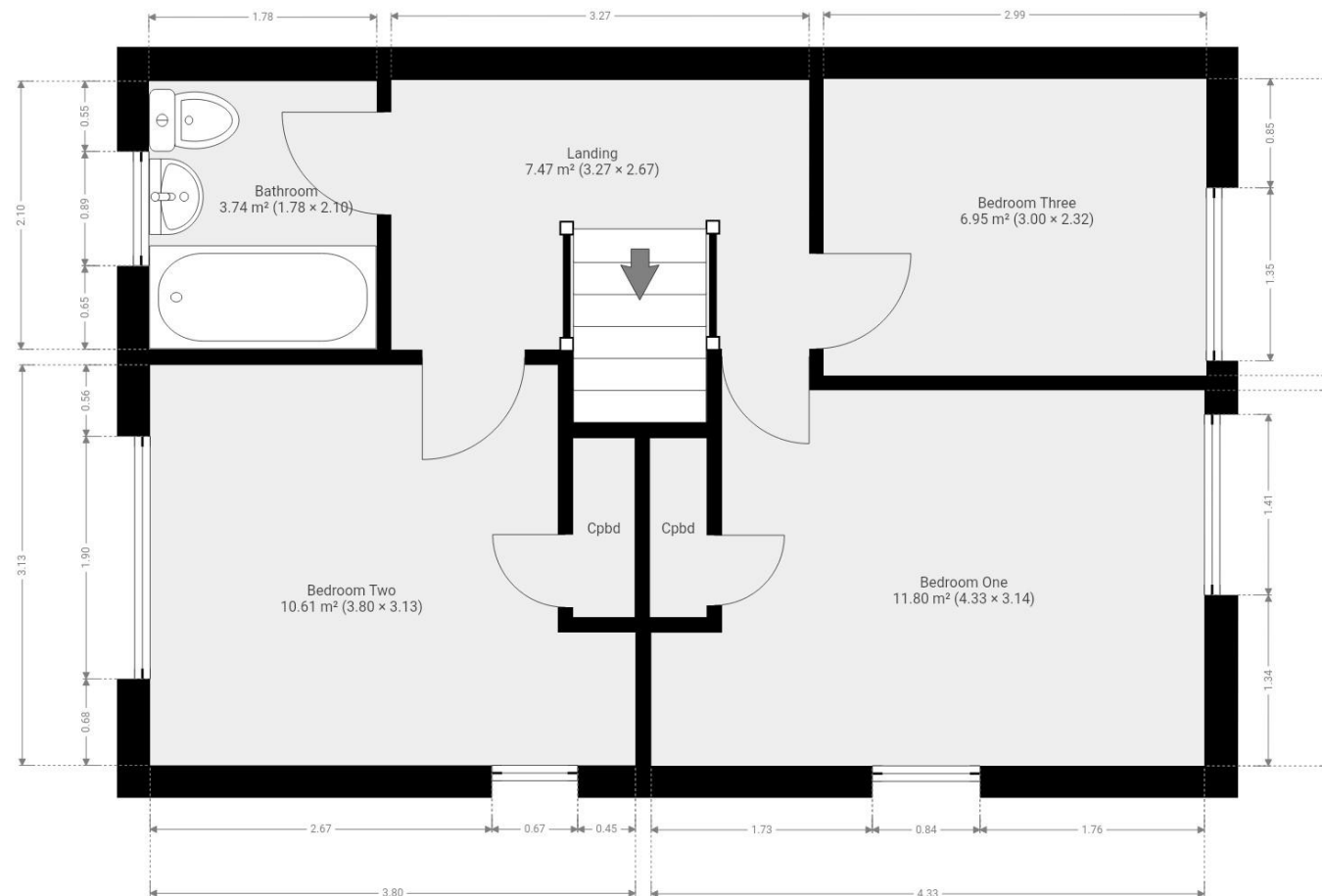


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28 Truro Road, GRAVESEND, KENT,



First Floor Plans



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