



Two Bedroom End Terrace House

Burmarsh Close, Walderslade, Kent, ME5 7LZ

Offers in excess of £210,000

Freehold



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### Description

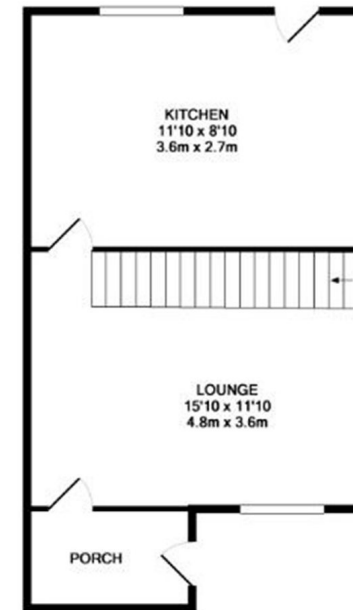
Are you looking to get on the property ladder? Then look no further than this ideal two bedroom end of terrace home. Comprising of a good size lounge, kitchen/diner to the ground floor and two double bedrooms on the first floor with family bathroom. Externally there is parking for two cars and an enclosed rear garden. In our opinion this property will not stay on the market long therefore please call the Greyfox Sales Team to book your viewing.

### Key Features

- Two double bedroom end of terrace
- Kitchen/diner
- Spacious lounge
- enclosed rear garden
- Cul-de-sac location
- Close to local primary and secondary schools
- Gas central heating system
- Rear Garden approx 31'8 x 27'11

### Local Area

Walderslade is within reach of local primary and secondary schools, Sure Start centres, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford Euro star



GROUND FLOOR



1ST FLOOR

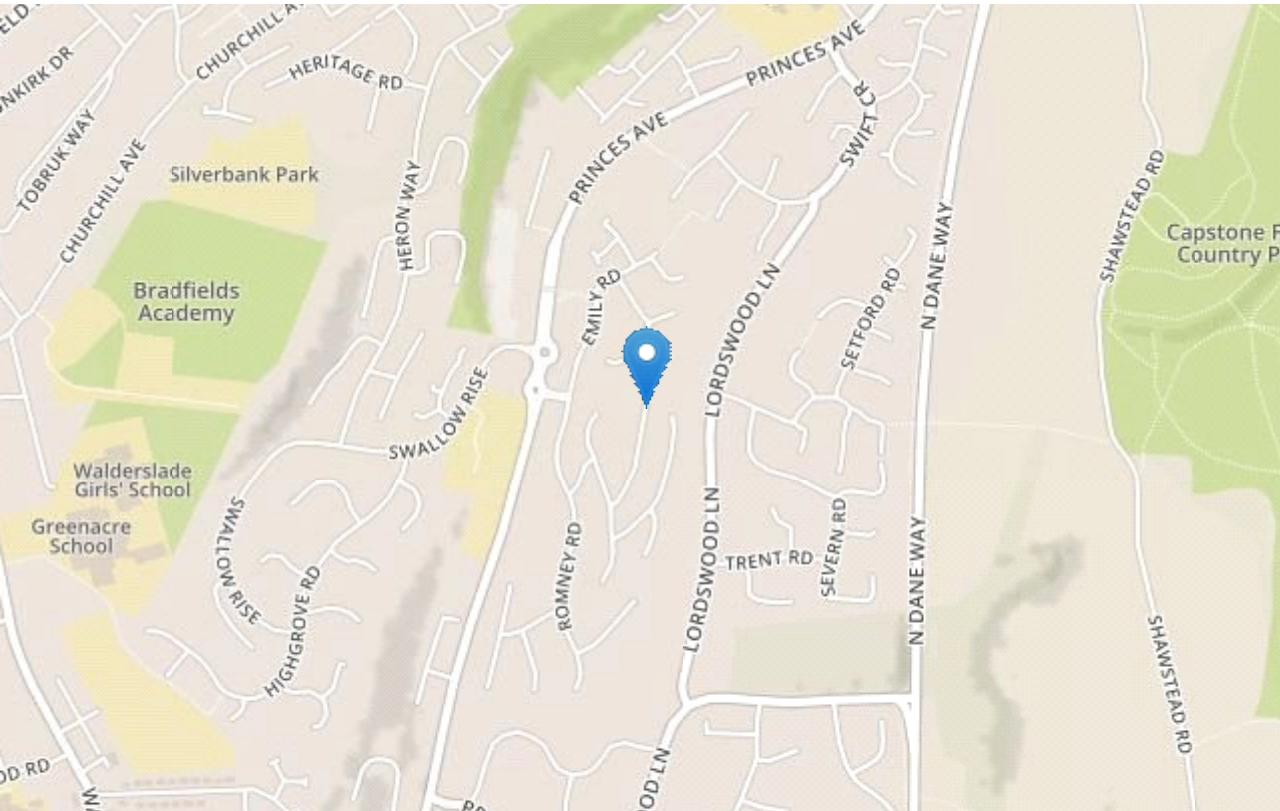








## Property Location

Burmarsh Close, Walderslade, Kent, ME5 7LZ



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>		89	(81 to 91) <b>B</b>
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>
(55 to 68) <b>D</b>	62		(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC 

**Tenure:** Freehold  
**Lease Term:** N/A  
**Ground Rent:** N/A  
**Service Charge:** N/A  
**Local Authority:** Medway  
**Council Tax:** C

## Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

## Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

## Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox.