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**11 Rivers Walk, Lenham, Kent. ME17 2JT.**

**£285,000 Freehold**

## Property Summary

"I really think this house offers great value for money". - Matthew Gilbert, Branch Manager

No onward chain with this three bedroom mid terraced house found within the Cherry Tree development in Lenham.

The accommodation is arranged to the ground floor to include a living room and kitchen/dining room, whilst upstairs there are three bedrooms, bathroom and separate WC.

Externally there is a front and rear garden as well as a parking space and garage en block.

The property would benefit from some updating throughout but does include gas central heating and double glazing windows.

This great home is located in Lenham village with its wide range of shops, public houses and restaurants as well as great commuter access with the M20 found nearby and a mainline railway station to London Victoria.

Please book a viewing without delay to avoid disappointment.

## Features

- Three Bedroom Terraced House
- Double Glazing & Gas Central Heating
- Garage & Parking Space
- No Onward Chain
- Council Tax Band C
- Living Room & Kitchen/Dining Area
- Enclosed Rear Garden
- Some Updating Required
- EPC Rating: C

## **Ground Floor**

### **Porch**

Double glazed windows to both sides. Double glazed window to front.

### **Hall**

Stairs to first floor. Understairs storage area. Further cupboard. Radiator. Wall mounted thermostat. Consumer unit.

### **Living Room**

11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window to front. Radiator. TV point.

### **Kitchen/Dining Room**

17' 7" x 11' 4" (5.36m x 3.45m) Double glazed window to rear. Double glazed French doors to rear. Range of base and wall units. Sink and drainer. Gas cooker with extractor above. Plumbing for washing machine. Space fridge/freezer. Radiator. Partly tiled walls.

## **First Floor**

### **Landing**

Access to loft. Cupboard housing boiler and storage space.

### **Bedroom One**

13' 11" x 8' 11" (4.24m x 2.72m) Double glazed window to rear. Radiator. Cupboard. Radiator.

### **Bedroom Two**

11' 3" x 9' 6" (3.43m x 2.90m) Double glazed window to front. Radiator.

### **Bedroom Three**

8' 6" x 6' 4" (2.59m x 1.93m) Double glazed window to front. Radiator.

### **Bathroom**

Double glazed obscured window to rear. White suite of pedestal hand basin and panelled bath with Triton shower unit. Localised tiling. Radiator

### **Separate WC**

Double glazed obscured window to rear. Low level WC.

### **Exterior**

#### **Front**

Area to lawn with hedge and concrete path to front door.

#### **Rear Garden**

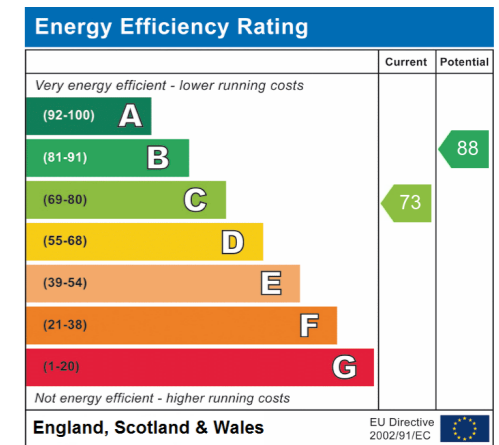
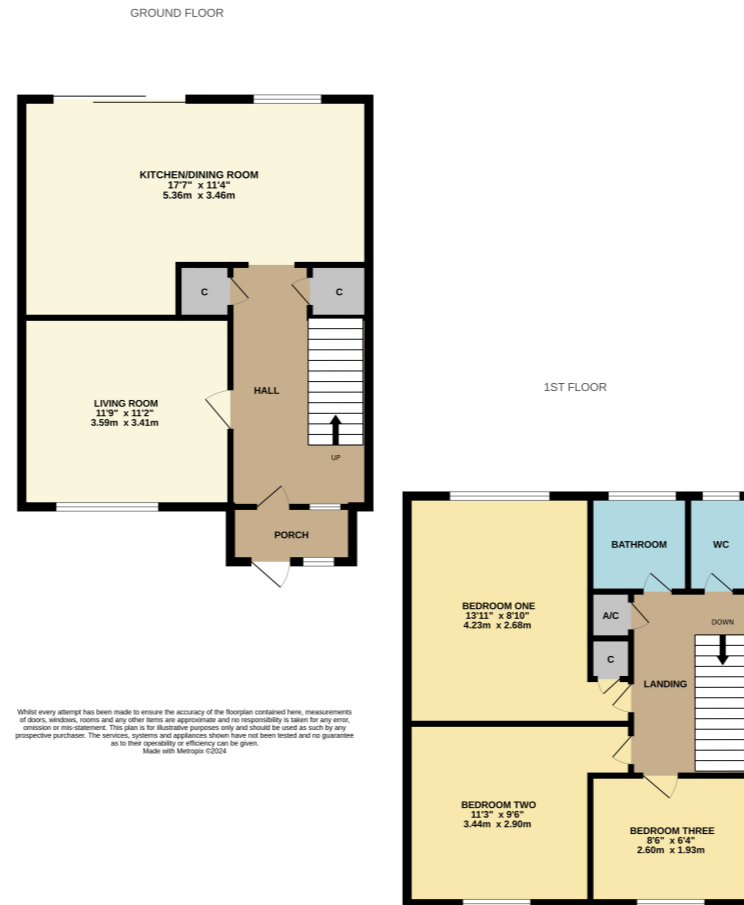
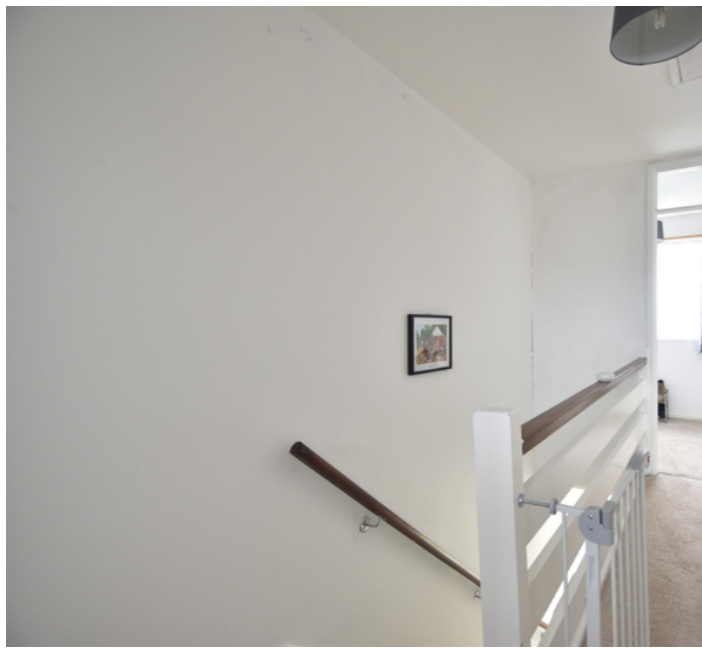
Enclosed rear garden approximately 25ft in length. Two small areas to lawn. Paved patio area and concrete foot path leading to

#### **Garage**

There is a garage found to the bottom of the garden. Up and over door.

#### **Parking**

Allocated single parking space.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With