



Two Bedroom Terraced House  
Drakes Close, Upchurch, Sittingbourne, Kent, ME9 7BL

Guide Price £230,000  
Freehold



## Drakes Close, Upchurch, Sittingbourne, Kent, ME9 7BL

Guide Price £230,000

Freehold

### Description

Guide Price £230,000 - £250,000

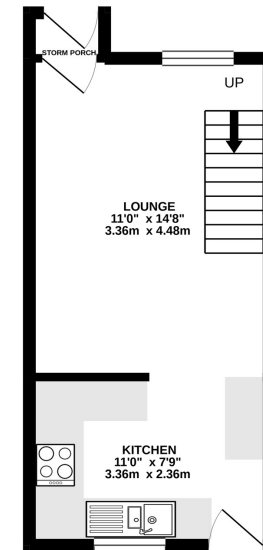
Offered with no onward chain, ideal for those who do not wish to be involved in a long chain. The property is located in the sought after village of Upchurch. Internally, the property comprises; entrance porch, lounge/diner and kitchen with direct access to a south-facing rear garden with fields to the rear. To the first floor, there are two bedrooms and a family bathroom. Added benefits to note include parking for one to two cars. Contact the Greyfox sales team in Rainham to arrange your viewing to avoid disappointment.

### Key Features

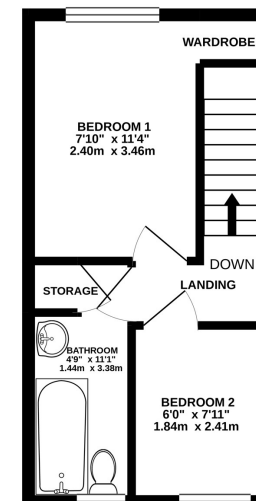
- No chain
- Two bedroom mid terrace
- Ideal FTB or BTL investor
- Popular village location
- Parking for 1/2 cars
- Through lounge/diner
- Contemporary kitchen
- South facing rear garden measuring approximately 42'06 x 12'04

### Local Area

Upchurch is a semi-rural village dating back many centuries with the church dating from around 1100. There is a variety of property styles as well as the village pub and convenience stores. There is a vibrant diverse community represented by the website [upchurchmatters.co.uk](http://upchurchmatters.co.uk) which is well worth a visit. Located between Rainham and Medway with a railway service to London at Rainham and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

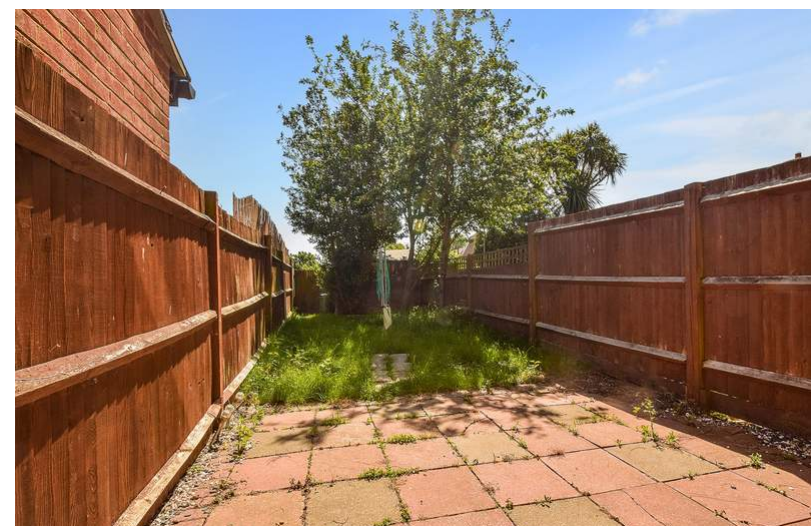


1ST FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



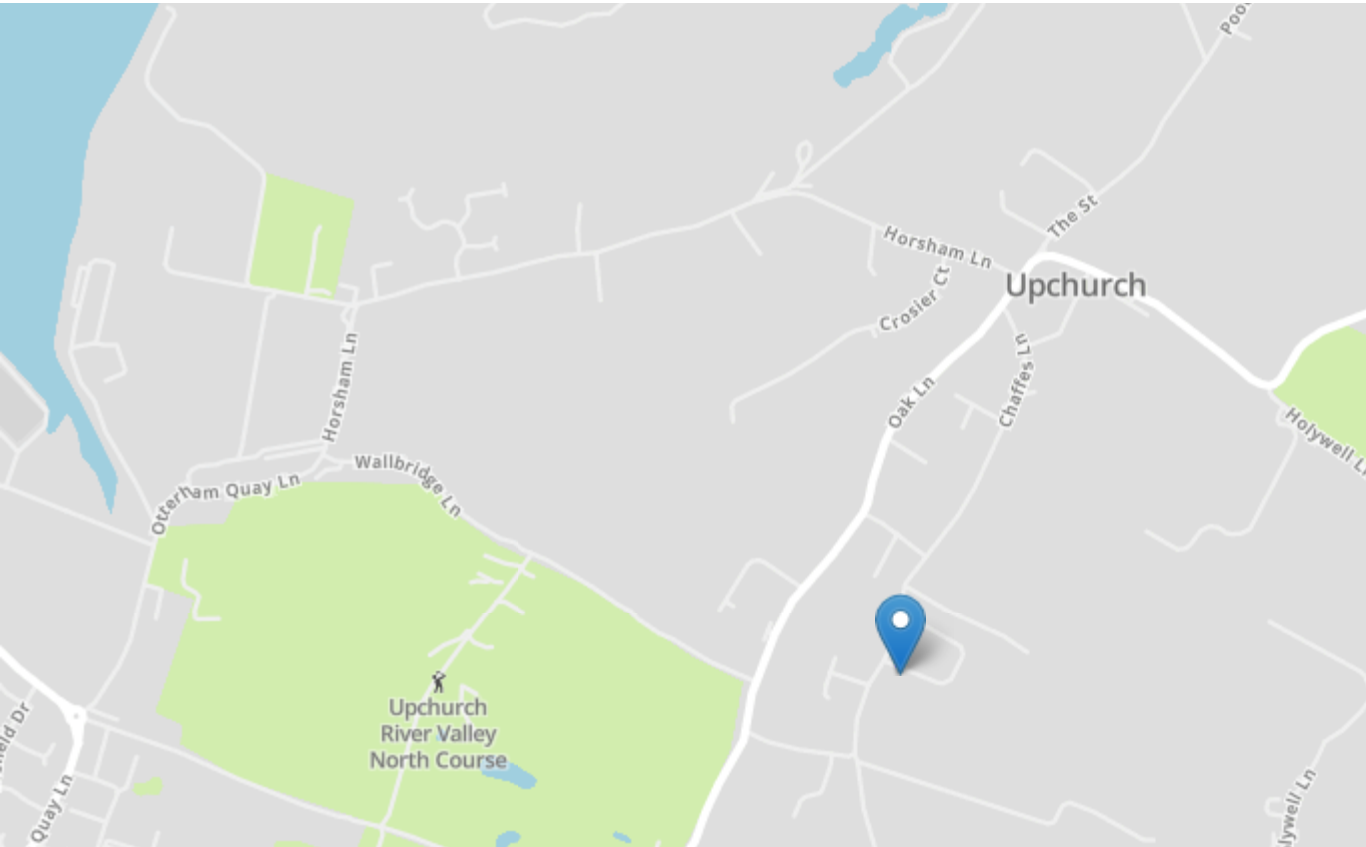
TOTAL FLOOR AREA: 498 sq.ft. (46.2 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



## Property Location

Drakes Close, Upchurch, Sittingbourne, Kent, ME9 7BL



| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92 to 100)                                 | A |                         | 93  |
| (81 to 91)                                  | B |                         |   |
| (69 to 80)                                  | C | 72                      |   |
| (55 to 68)                                  | D |                         |   |
| (39 to 54)                                  | E |                         |   |
| (21 to 38)                                  | F |                         |   |
| (1 to 20)                                   | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Wales & N.Ireland                  |   | EU Directive 2002/91/EC |  |

|                        |          |
|------------------------|----------|
| <b>Tenure</b>          | Freehold |
| <b>Lease Term</b>      | N/A      |
| <b>Ground Rent</b>     | N/A      |
| <b>Service Charge</b>  | N/A      |
| <b>Local Authority</b> | Swale    |
| <b>Council Tax</b>     | Band B   |

### 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. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.