

Freehold £375,000

Brooks Drive, Ryarsh, West Malling, Kent ME19 5GS



- Two Storey, Two Bedroom, Mid Terrace House
- Good-Sized Kitchen
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Approx. 824 Sqft Gross Internal Area
- Spacious Main Bedroom
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

This smartly-presented property forms part of a modern terrace and features a good-sized kitchen at the front, a central cloakroom and, at the rear, a spacious reception/dining room with attractive flooring. Patio Doors open onto a south-east-facing garden. Upstairs, on the first floor, there is a large main bedroom plus a second double bedroom and a sleek bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a parking space and the nearby roads provide a direct route into London or towards the south/east coast. Ryarsh Primary School is highly rated and within easy walking distance.

Tenure: Freehold.

Estate Charge: £49.04 per month (subject to annual review).

Council Tax: Band C, Tonbridge & Malling Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 2" x 7' 0" (3.10m x 2.13m)

W.C.

4' 8" x 4' 2" (1.42m x 1.27m)

Reception / Dining Room

15' 2" x 13' 10" (4.62m x 4.22m)

FIRST FLOOR

Landing

Bedroom 1

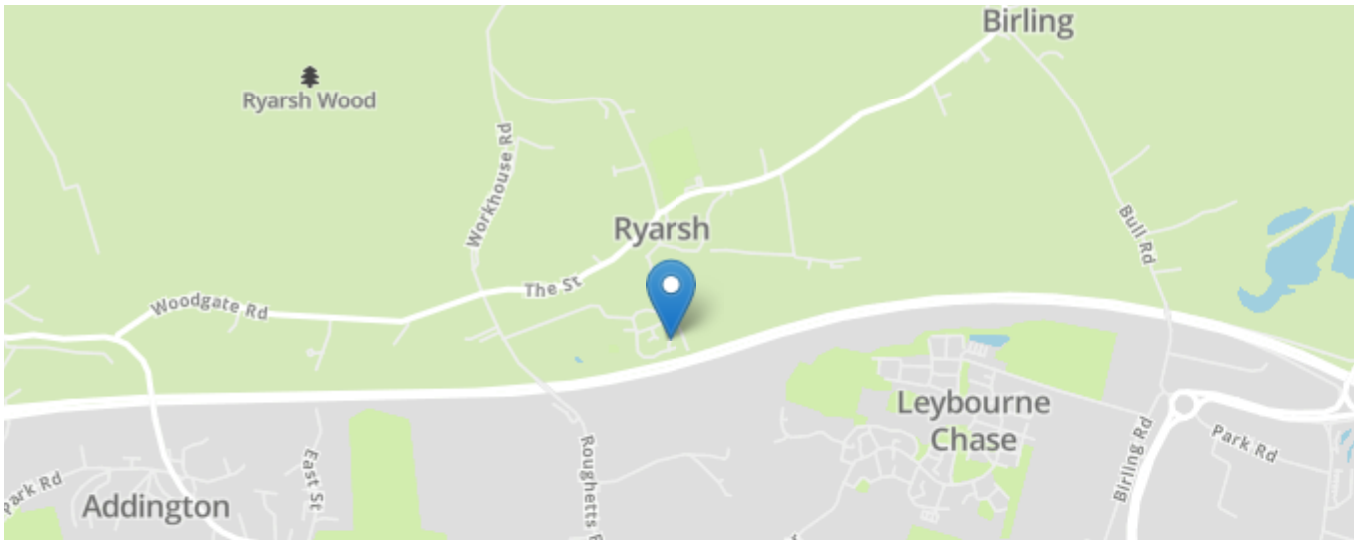
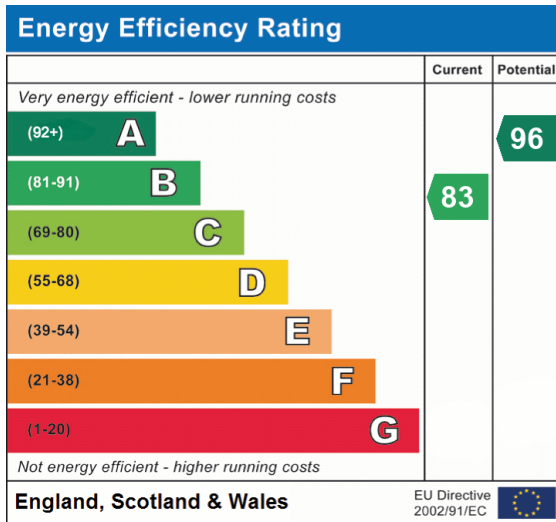
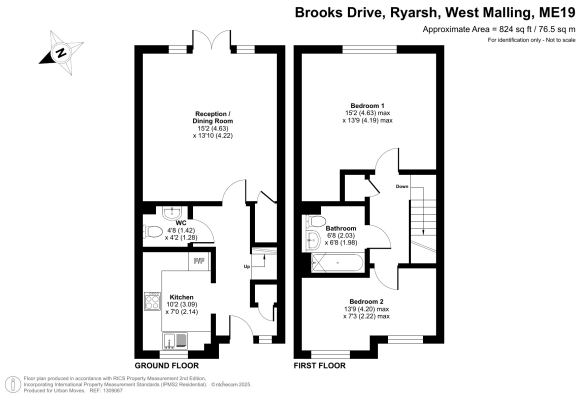
15' 2" max. x 13' 9" max. (4.62m x 4.19m)

Bathroom

6' 8" max. x 6' 8" max. (2.03m x 2.03m)

Bedroom 2

13' 9" max. x 7' 3" max. (4.19m x 2.21m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.