



Two Bedroom Terraced House  
Raleigh Close, Walderslade, Kent, ME5 7SB

Offers in Excess of £260,000  
Freehold

## Raleigh Close, Walderslade, Kent, ME5 7SB

Offers in Excess of £260,000

Freehold

### Description

A great opportunity for the first time buyer to purchase this lovely two bedroom home. The property has been well maintained throughout and is ready to move into. The property comprises of entrance hallway with fitted cupboard, stairs leading to the first floor and a good size lounge/diner with double glazed french doors leading out onto the well presented garden. Modern fitted kitchen offers a variety of fitted wall and base units, ample worksurfaces with tiled splash back. Integrated gas hob and double oven, fridge/freezer and washing machine to remain. Moving upstairs you have two double bedrooms, the master bedroom with fitted slide wardrobes and fitted carpets. Modern fitted bathroom suite with close coupled WC, wash hand basin and shower.

The external offers a good size rear garden, mainly laid to lawn with patio area, shed to remain and rear access to allocated parking space. Please call the Walderslade Sales Team for further details.

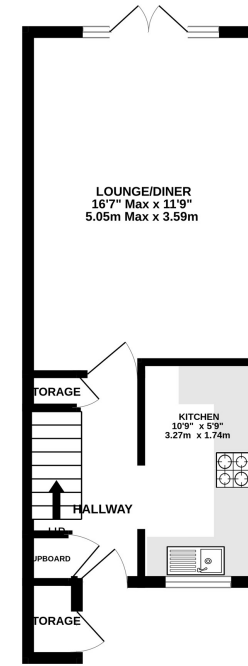
### Key Features

- No Forward Chain
- Two Double Bedrooms
- Immaculate Condition
- Lounge/Diner
- Parking Space
- First Time Buyer

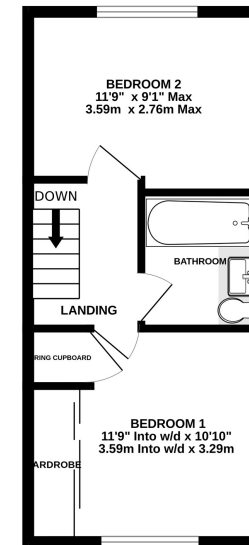
### Local Area

Walderslade is within reach of local primary and secondary schools, 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.

GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



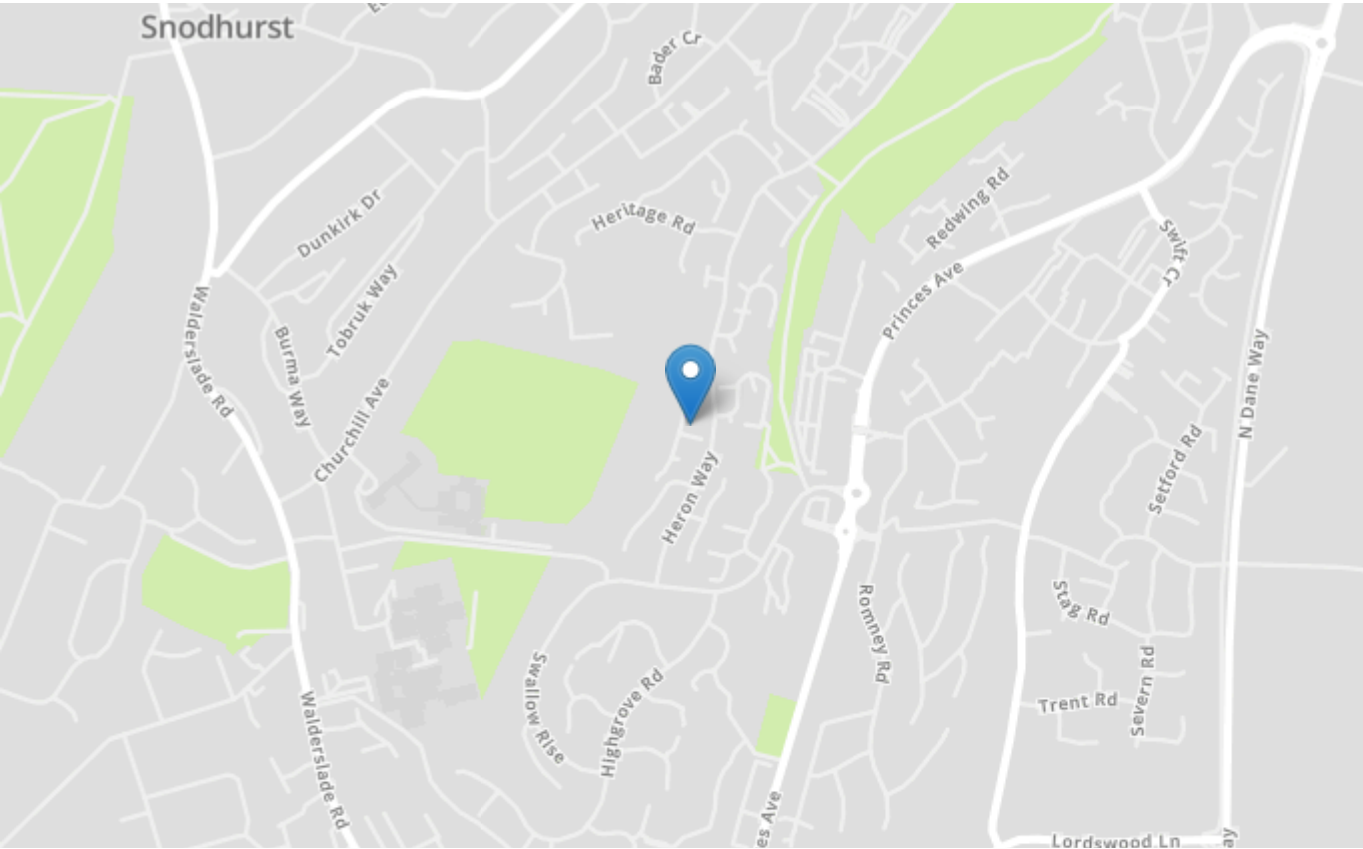
TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.


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 ©2024



## Property Location

Raleigh Close, Walderslade, Kent, ME5 7SB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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>	£679.01 30/9/24 - 29/9/25
<b>Local Authority</b>	Medway
<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>.