



Carvoran Way, Wigmore, Gillingham, Kent, ME8 ONT Offers in Region of £400,000 Freehold

Description

Properties in sought after roads in Wigmore are scarce and rarely available, so this is an opportunity to secure one for yourself. Internally you are welcomed into the porch which opens into a spacious hallway via a beautiful stained glass internal front door. The accommodation offers a shower room with storage under the sink, well-appointed kitchen with high level oven and gas hob, a rear porch/utility area, three good size bedrooms, one of which the current owners use as a dining room and a lounge with large sliding doors overlooking the garden. With gated side access, a garage/workshop this property truly comes into its own, with its beautiful west facing rear garden with its abundance of space, established plants and shrubs, making this a fantastic space for the green fingered and a great entertaining spot. With a generous plot this home lends itself for further development (subject to planning) due to the large front garden and driveway and could offer even more living space by building into the loft if you are looking for a family home that could grow with you over time. This will be popular so call Greyfox Sales & Lettings in Rainham to book your viewing today!

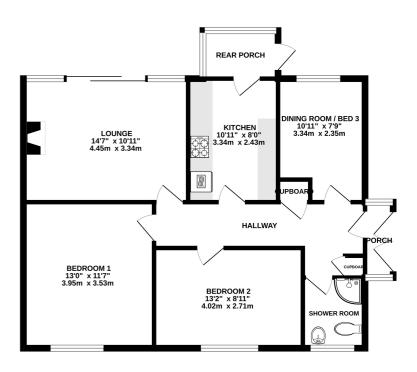
Key Features

- · Three Bedroom Semi Detached Bungalow
- Highly Sought After Wigmore Location
- Well Presented Throughout
- Potential For Further Development (STRPP)
- Driveway For Multiple Vehicles
- · Garage/Workshop
- · Beautiful West Facing Rear Garden Measuring approx 58x41ft
- Close To Shops, Primary & Secondary Schools & Good Transport Links

Local Area

Wigmore is a popular residential area to the south of Gillingham and east of Hempstead, Initially a small holding area the location has grown and offers a variety of amenities, good connections to the A2/M2, M25 and Bluewater. The local rail station is located at Rainham with good access to London.

GROUND FLOOR 765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been make to ensure the accuracy of the flooring nortained here, measurement of doors, window, rooms and any other times are approximate and no responsibility is taken for any enter, respective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability or efficiency can be given.











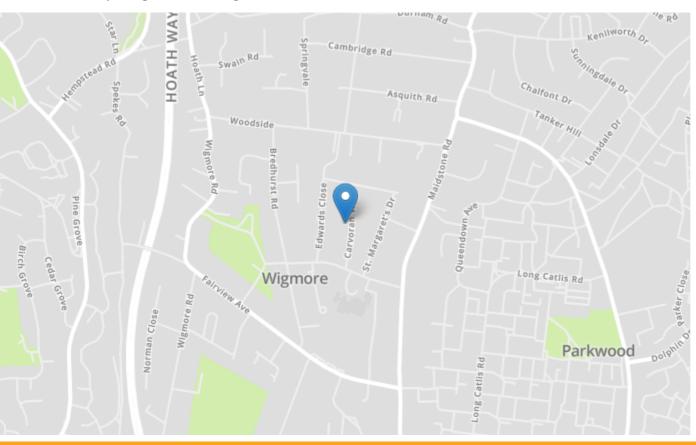






Property Location

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					Current	Potentia
Very energy efficient	- lower runn	ing cos	s			
(92+) A						
(81-91)	3					87
(69-80)	C					
(55-68)	D				64	
(39-54)		E				
(21-38)			F			
(1-20)			(•		
Not energy efficient -	higher runnin	g costs			hand	

Tenure Freehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

Local Authority Medway

Council Tax Band D

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Greyfox Rainham

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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.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy