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# The Medway, The Grange, NN11 4QU

£190,000 Terraced

3 1 1



**Platinum Trusted  
Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

\*\*\*VIEWING ADVISED\*\*\* Introducing this well presented three bedroom, mid terrace home located on the sought after Grange development it is ideal for first time buyers and investors alike.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Terrace
- ✓ Ideal for First Time Buyers and Investors Alike
- ✓ Sought After Location
- ✓ uPVC Double Glazing
- ✓ Well Proportioned Throughout
- ✓ Downstairs WC
- ✓ Close to Local Amenities
- ✓ Generous Front Garden
- ✓ Private Rear Garden

# Property Overview

\*\*\*VIEWING ADVISED\*\*\* Introducing this well presented three bedroom, mid terrace home located on the sought after Grange development it is ideal for first time buyers and investors alike. The property boasts a spacious kitchen/diner, generous lounge with feature log burner, WC, three bedrooms, family bathroom and a landscaped rear garden with borders, mature shrubs and decking . Viewing is highly advised to appreciate the quality of this family home. EPC: D COUNCIL TAX: A

## ENTRANCE

Access via wooden door with small opaque panel. Double glazed window to front elevation. Quarry style tiled flooring. Access to hallway.

## HALLWAY

Quarry style tiled flooring. Access to WC, lounge and kitchen. Understairs storage space. Stairs to first floor.

## WC

Obscure double glazed window to front elevation. Wall mounted sink with stainless steel hot and cold taps. Tiled splashback.

## LOUNGE 4.90m x 2.96m (16'1" x 9'9")

uPVC double glazed window to front elevation. Solid wood flooring. Brick built fireplace with log burner.

## KITCHEN 3.03m x 4.85m (9'11" x 15'11")

uPVC double glazed window to rear elevation. uPVC single door to rear elevation to rear garden. Wall mounted and base units with work surface over. Stainless steel one and a half sink and drainer with stainless steel mixer tap. Space for white goods. In built oven, induction hob and extractor hood. Tiled flooring.

## FIRST FLOOR LANDING

Solid wood flooring. Access to all rooms.

## BEDROOM ONE 3.72m x 3.02m (12'2" x 9'11")

uPVC double glazed window to rear elevation. Solid wooden flooring.

### **BEDROOM TWO 4.04m x 2.82m (13'3" x 9'3")**

uPVC double glazed window to front elevation. Laminate flooring.

### **BEDROOM THREE 2.09m x 1.80m (6'10" x 5'11")**

uPVC double glazed window to rear elevation. Solid wood flooring.

### **BATHROOM**

Obscure double glazed window to front elevation. Bath with shower over. Pedestal sink with stainless steel taps. Low level WC. Tiling to splashback areas. Vinyl flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Paved steps to front door. Laid to lawn area. Mature shrubs.

#### **REAR GARDEN**

Low maintenance rear garden with a range of seating/entertaining areas. Covered patio area. Decking area. Mature shrub borders. Access via rear gate.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A



EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Heating

Parking – No Parking Available, On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

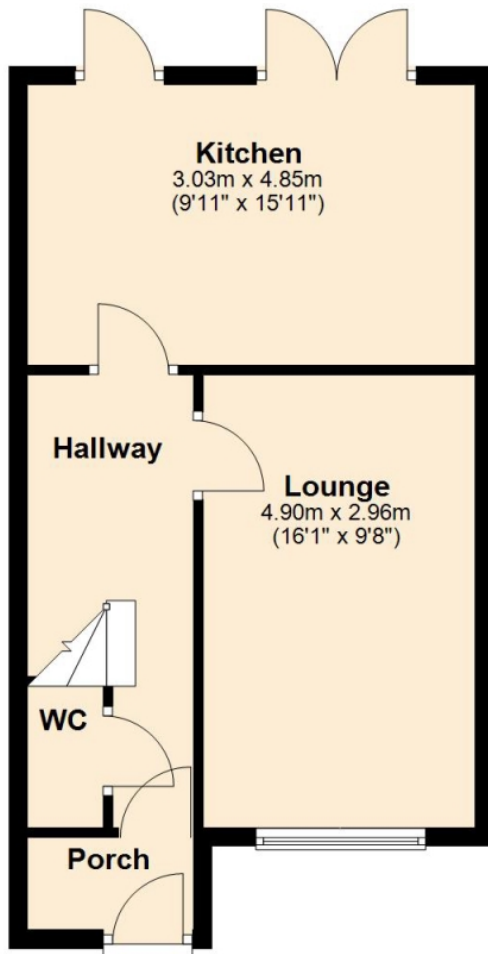
Rights and Easements – Ask Agent

### AGENTS NOTES

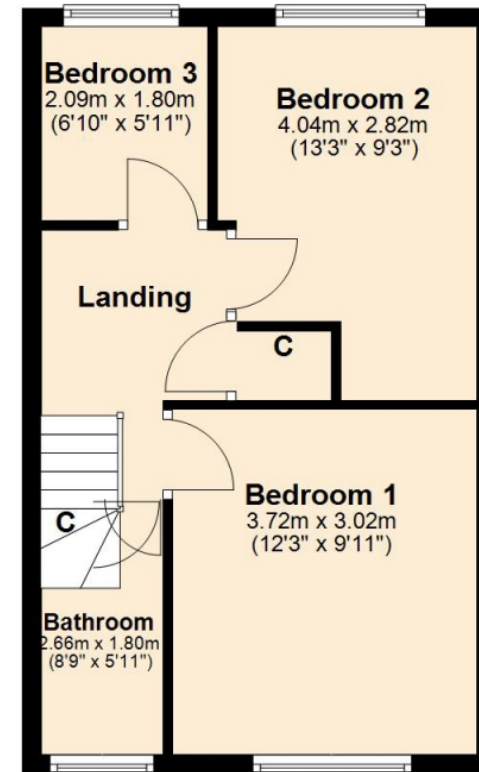
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 77.8 sq. metres (837.8 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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