



Stag Road, Lordswood, ME5 8LG  
Offers in the region of £400,000 Freehold

Located in the popular Lordswood area, this lovely three bedroom detached home offers a wonderful mix of space and contemporary living. Extended to the rear there is plenty of space and outside the plot is generous.

Lordswood has a number of popular schools, doctors' surgery, community centre, along with a selection of shops. Road links are by the nearby M2 and A229. Chatham and Gillingham towns centres are a short drive away and offer all the shops/services of major towns, and mainline train stations with regular services to London and the Coast.

The property's benefits include: a modern fitted kitchen with integrated and built in appliances, extended lounge/diner, three double bedrooms, modern bathroom with white suite, rear garden with side access, driveway and garage with utility area.

VACANT - OFFERED WITH NO ONWARD CHAIN

#### Entrance hall

#### Kitchen

11'1 x 6'6 (3.38m x 1.98m)

#### Cloakroom/WC

6'6 x 2'8 (1.98m x 0.81m)

#### Lounge/diner

18'4 x 16'8 at widest (5.59m x 5.08m at widest)

#### Landing

#### Bedroom one

12'0 x 11'4 (3.66m x 3.45m)

#### Bedroom two

11'4 x 9'4 (3.45m x 2.84m)

#### Bedroom three

9'0 x 8'0 (2.74m x 2.44m)

#### Bathroom

8'3 x 5'10 (2.51m x 1.78m)

#### Integral garage/utility

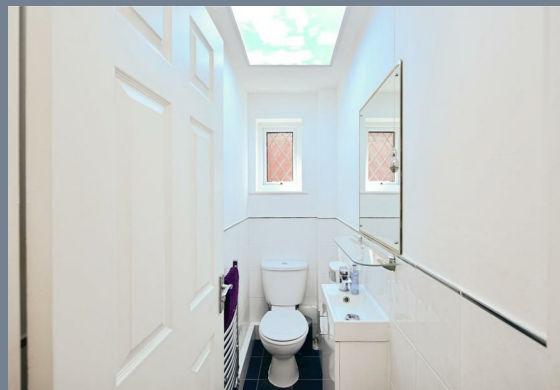
17'5 7'9 (5.31m 2.36m)

#### Rear garden

approx 35' x 25' (approx 10.67m x 7.62m)

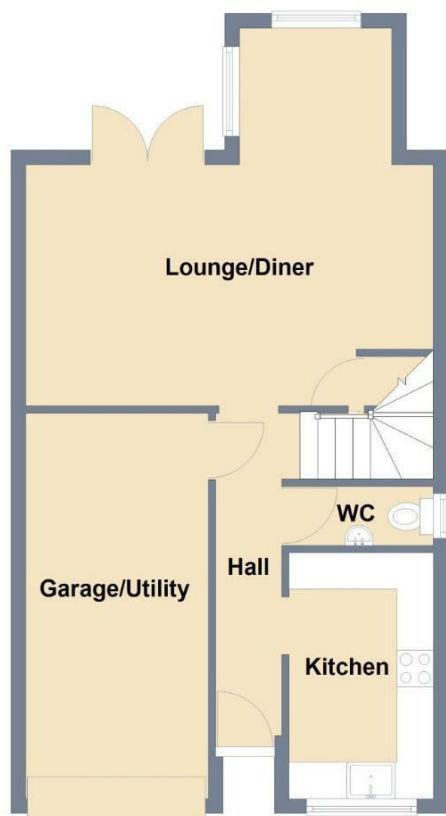
#### Council Tax: BAND D

#### Tenure: FREEHOLD





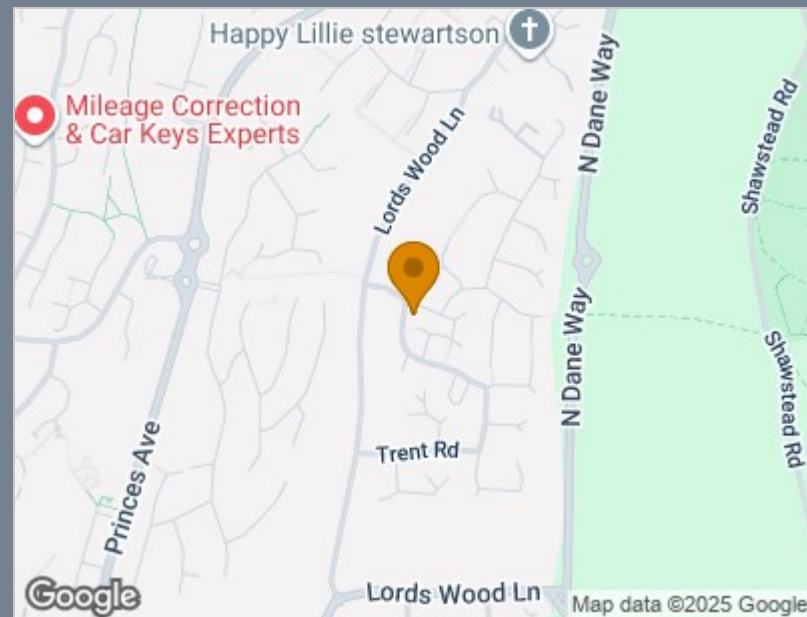
## Ground Floor



## First Floor



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   | 76                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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