



22 Moat Lane, Lower Upnor, Rochester, ME2 4GP
Offers In Excess Of £415,000




A beautifully presented four bedroom semi detached property located within a pleasant cul-de-sac situated in the heart of Upnor, built by Taylor Wimpey.

On the ground floor you are greeted by a good sized entrance hall with useful under stairs cupboard and cloakroom/wc. The hallway leads to a lounge with fitted air-conditioning. The modern open plan fitted Kitchen/Dining Room gives access to a utility room and access to the rear garden. Externally the garden benefits from a beautiful low maintenance rear garden that has a patio area but is mainly laid to lawn.

The first floor provides four bedrooms, the principle bedroom has a en suite as well as a contemporary bathroom There is a driveway to the front for 2 cars and side access leading to the pleasant enclosed rear garden.

This 4 bedroom home situated in this picturesque village is perfectly positioned for beautiful riverside walks and just moments away from Upnor beach and is the epitome of modern day living in a tranquil village location. Just a short walk away from local restaurants, marina and Upnor Castle, this is an enviable location offering a wonderful lifestyle whilst still being accessible to main towns, road links and train links into London.

- Beautifully Presented Semi Detached House
- Four Bedrooms
- Principle Bedroom with En Suite Shower
- Modern Open Plan Kitchen/Dining Room
- Ground Floor Cloakroom/Wc
- Air Conditioning
- First Floor Family Bathroom
- 2 Allocated Spaces to the Front of Property
- Sought After Village of Upnor
- EPC Rating: B

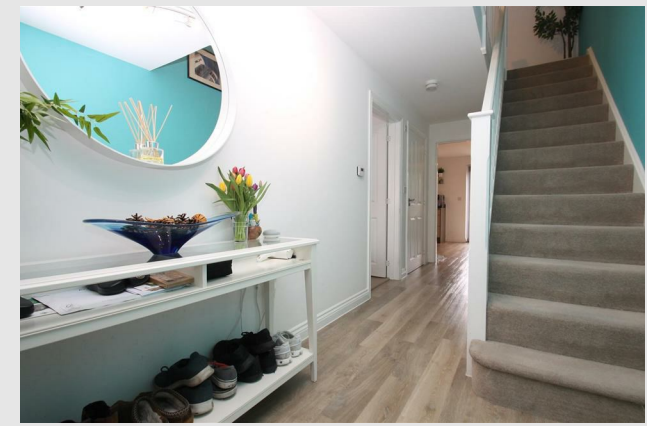
Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	93
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 





Local Information On Upnor

Upnor is a picturesque village perfect for modern-day living and offers a great sense of community making it a great location for a lifestyle choice. The area is known for its beautiful riverside walks and its close proximity to Upnor beach, offering residents the opportunity to enjoy the natural beauty and outdoor activities. Additionally, Lower Upnor is conveniently located just a short walk away from local restaurants and pubs located both in Lower and Upper Upnor, and the historical landmark of Upnor Castle located at the base of the picturesque and cobbled High Street. This combination of amenities and attractions makes Upnor an enviable location that provides a wonderful lifestyle for its residents.

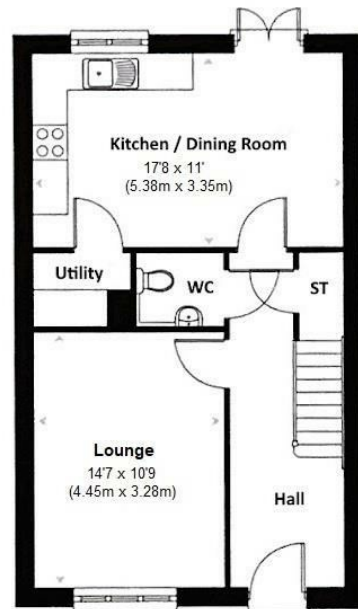


Despite its peaceful and idyllic setting, Upnor remains easily accessible to main towns, road links and train links into London with Strood and Ebbsfleet Stations. This accessibility ensures that residents can enjoy the benefits of village life while also being within reach of essential amenities and transportation connections. Overall, Lower Upnor offers a harmonious blend of natural beauty, convenient amenities, and accessibility, making it an attractive location for both leisure and practical living.

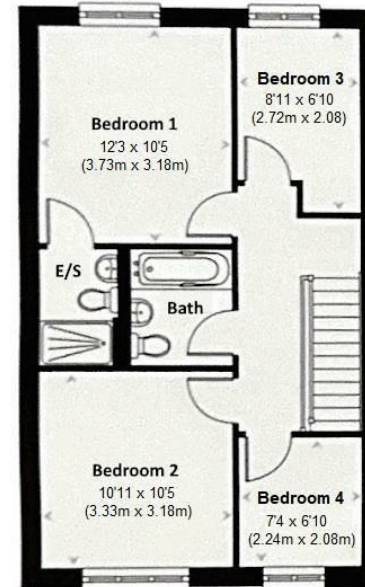
ADDITIONAL INFORMATION

- Freehold
- Council Tax Band E
- EPC Rating B
- Double Glazing
- Gas Central Heating
- Loft - part boarded with ladder
- Air Conditioning in Living Room, Principle Bedroom and the smaller bedrooms.
- Amisco Flooring to Living Room
- Karndean Floor to Entrance Hall, Cloakroom, Kitchen/Diner & Utility Room
- CAT 5e Cabling and Ports to Living Room, Entrance Hall & Kitchen/Dining Room & Bedrooms 3 and 4
- Rear Garden with Power & Lighting & Outside Tap
- Estate Management Charge Approx £215 Every 6 Months





GROUND FLOOR



FIRST FLOOR

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