

EST
1900

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— YEARS OF —

**Lambert
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LILY COTTAGE

MEOPHAM

A great opportunity to purchase a charming three bedroom terrace cottage in need of modernization in a popular location in Meopham, a stone's throw from the village green. The property comprises of a kitchen, conservatory, dining room and a reception room, family bathroom and three bedrooms. Outside, the property benefits from a good size garden to the rear. Only a short stroll from Meopham Green, local schools, countryside walks and good transport links to the M20 and A2. Offered with NO FORWARD CHAIN.

Offers Over £300,000

FREEHOLD





LILY COTTAGE

WROTHAM ROAD | MEOPHAM

- Three bedroom terrace house
- Perfect for modernization
- Stone's throw from the popular Meopham Green
- Great access to all local amenities
- Easy access to the M20 and A3
- NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard and Ultrafast broadband.

MOBILE COVERAGE: EE good outdoor.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Gravesham.

COUNCIL TAX: Band D **EPC:** E (54)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Low risk. **Reservoirs:** Unlikely. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a slate roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Lily Cottage, Wrotham Road, Meopham, Gravesend, DA13

Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2025. Produced for Lambert and Foster Ltd. REF: 1382323

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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