

# \* Two Bedroom Apartment \* Garage To Rear \* Separate Lounge and Kitchen \* Convenient Village Location \* Viewing recommended \* EPC Rating TBC / Council Tax Band C - £2,078.05 \*

Waghorn and Company are proud to present this wonderful, two bedroom, first floor apartment located in the much sought after Village of Hildenborough. The property offers good size accommodation throughout with two double bedrooms and the added benefits of a garage. An early viewing is highly recommended.

### **Entrance**

Access is via a communal entrance with stairs leading to first floor with a private entrance door, leading to kitchen.

### Kitchen

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding fridge freezer and cooker, wall mount gas boiler, doorway to sitting room and radiator.

# Sitting Room

Double glazed windows to both front and side, wood laminate flooring, doorway to inner hall and radiator.

### **Inner Hall**

Doors to bedrooms and bathroom.

### **Bedroom One**

Double glazed window to front, built in wardrobes and radiator.

### **Bedroom Two**

Double glazed window to front and radiator.

## **Bathroom**

Double glazed frosted window to side, panelled bath, pedestal hand wash basin, low level w/c, extractor fan, tiled flooring, ceramic wall tiling and heated towel rail.

### Outside

To the rear of the property is a garage belonging to the property with up and over door to front.











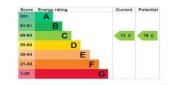


# Energy performance certificate (EPC) 177 Inchdoge Road Indeeding Indeed I

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60



First Floor Flat

Frea: 55.2 m² s.55 sea'A latoT

All measurements are approximate and for display purposes only.

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contracts. Service charge of contracts. Service charge of contracts. Services and or services within these details does not imply they are in working order nor have we sort any certification of warranty or services.

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