



## 22 Reed Street

Cliffe ME3 7UN

**Offers Around £260,000**



CHAIN FREE. Nestled in the charming area of Cliffe on Reed Street, this delightful end-terrace house presents an excellent opportunity for first-time buyers. Built in 1987, the property boasts a well-thought-out layout, encompassing a good amount of square feet of comfortable living space. Upon entering, via the hallway, you will find a good-sized lounge to the rear that is both inviting and practical, perfect for relaxation or entertaining guests. The property features two double bedrooms, each offering ample space and comfort. Recently refurbished, the interiors have been tastefully painted throughout, and new carpets were fitted in September 2025, ensuring a fresh and modern feel. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. The first-floor bathroom adds convenience to daily routines. Outside, the rear garden is predominantly laid to lawn, providing a lovely outdoor space for leisure and enjoyment. A patio and pathway lead to the rear access, where you will find two car ports, one of which is currently utilised for storage. This property is offered with no forward chain, making it an ideal choice for those looking to move in swiftly. It falls under council tax band C and has an Energy Performance Certificate (EPC) rating of D. Cliffe is a sought after semi rural village with many amenities including schools, shops, social clubs and pubs. With its appealing features and prime location, this home is a fantastic opportunity for anyone seeking a comfortable and stylish living space in Cliffe.

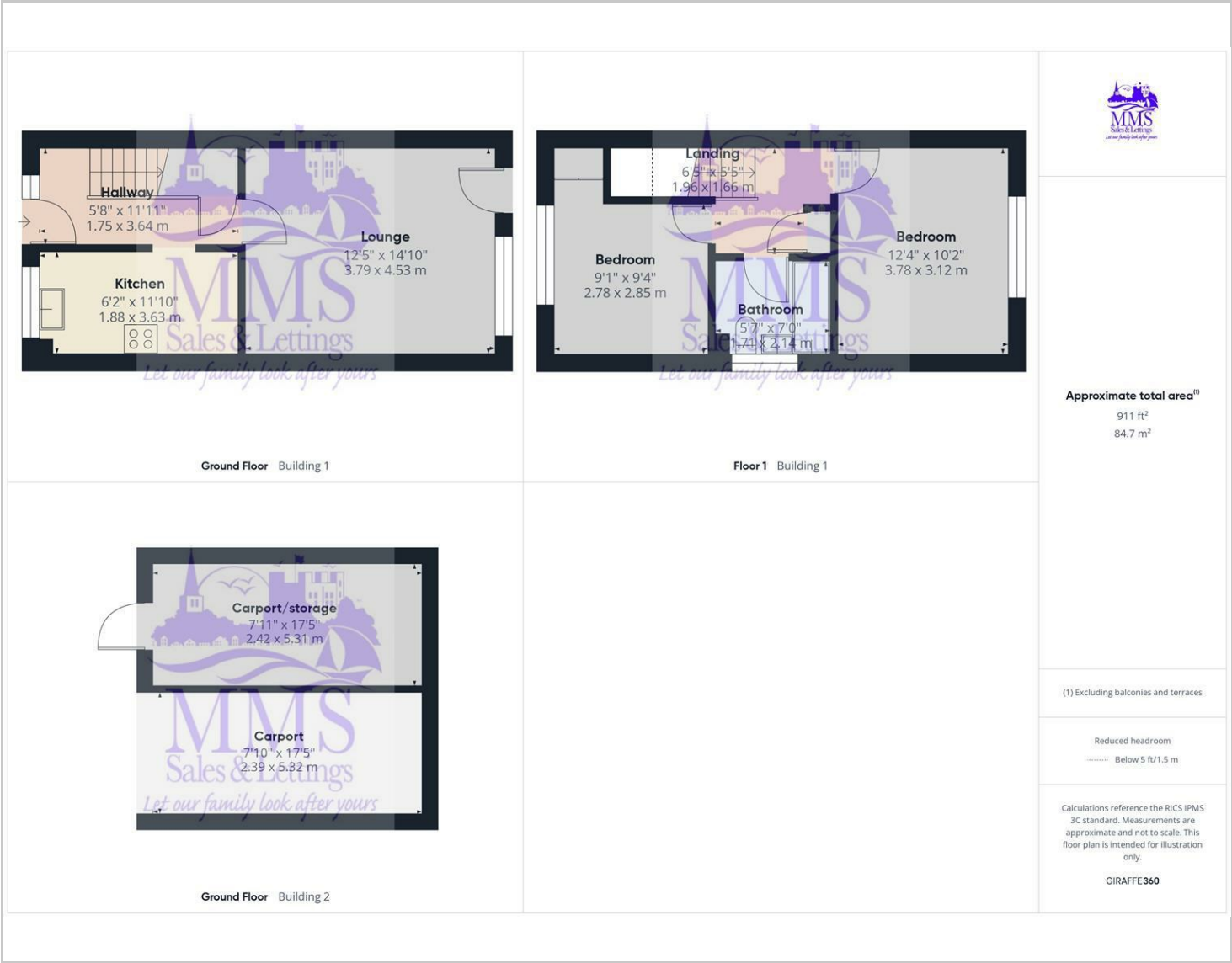




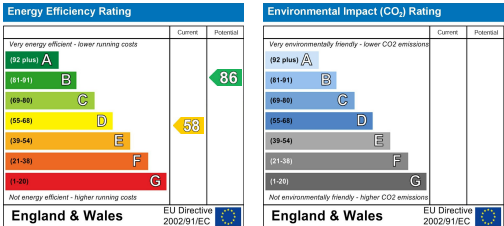
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.