

01634 379 799

www.harrisonsreeve.com

HR HARRISONS
REEVE



13 Church Lane

Newington •

Price: Offers In Excess Of £240,000



13, Church Lane, Newington, ME9 7JT

Offers In Excess Of £240,000

- OFFERS IN EXCESS OF £240,000
- NO CHAIN!!
- BATHROOM & EN-SUITE SHOWER ROOM
- CLOSE WALK FROM NEWINGTON TRAIN STATION
- TWO BEDROOMS
- EPC RATING C
- CLOSE TO LOCAL AMENITIES
- CALL THE OFFICE TO BOOK A VIEWING - WE ARE OPEN 7 DAYS A WEEK
- SWALE COUNCIL TAX BAND B

First time buyer? This could be your perfect home.

We are pleased to be marketing this TWO BEDROOM terraced house in Newington.

The property comprises of lounge, kitchen, bathroom, the first floor has two bedrooms and a shower room.

A stated on the front of the property "Pemberton Terrace built in 1863"

Swale Council Tax Band B
EPC rating C



GROUND FLOOR

LOUNGE

11'5" x 9'10" (3.5 x 3.0)

Double glazed window to the front, fire place and radiator.

KITCHEN

10'9" x 8'10" (3.3 x 2.7)

With base and eye levels, space for a washing machine, fridge, freezer. There is a electric cooker/gas hob, inset sink with double glazed window above and there is a storage cupboard.

LOBBY

6'2" x 3'3" (1.9 x 1.0)

BATHROOM

5'10" 5'6" (1.8 1.7)

White suite comprising of bath, low level WC, sink, tiled walls. frosted double glazed window to the side and there is a wall mounted boiler.

FIRST FLOOR

BEDROOM 1

11'5" x 9'10" (3.5 x 3.0)

With double glazed window, storage cupboard and radiator.

BEDROOM 2

11'5" x 9'6" (3.5 x 2.9)

With double glazed window, radiator and door leading to the en-suite shower room.



SHOWER ROOM

8'2" x 6'2" (2.5 x 1.9)

With shower cubicle, low level WC, wall mounted sink, frosted double glazed window and heated towel rail.

GARDENS

FRONT - Path leading to the front door and a shingled area.

BACK - Paved area and the rest is laid to lawn. Approx 40ft x 20ft

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR

1ST FLOOR



19 CHURCH LANE, NEWINGTON, ME9 7JT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024