

01634 379 799

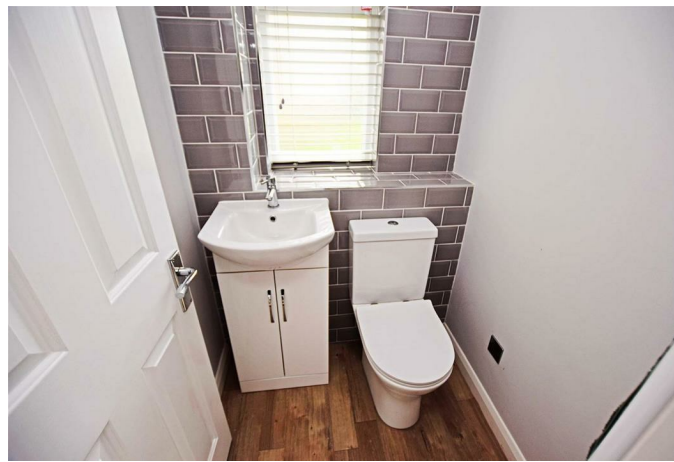
www.harrisonsreeve.com



13 Wickham Close

• Newington

Price: Prices From £475,000



13, Wickham Close, , ME9 7NT
Prices From £475,000

- PRICE RANGE £475,000 TO £500,000
- DETACHED HOUSE
- FOUR BEDROOMS
- GARAGE
- DRIVEWAY
- EN-SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- END OF CHAIN!
- EPC RATING D
- SWALE COUNCIL TAX BAND E

Harrisons Reeve are pleased to be marketing this DETACHED HOUSE in a quiet Newington location.

The property has the benefit of NO CHAIN and has a price bracket of £475,000 to £500,000.

The property comprises of ground floor with; entrance hall, WC, kitchen, dining room, lounge and the first floor has FOUR BEDROOMS, family bathroom and en-suite shower room. The property has new carpets and Amtico flooring.

Please contact the office to find out more or to book a viewing.

There is an option to purchase option to purchase a double garage, and parking area opposite the house.

EPC RATING D
SWALE COUNCIL TAX BAND E

GROUND FLOOR

ENTRANCE HALL

5'10" x 4'7" (1.8 x 1.4)

With radiator and stairs leading to the first floor.

WC

4'7" x 4'3" (1.4 x 1.3)

With low level WC, wall mounted sink with vanity unit, heated towel rail, frosted window to the side and the consumer unit.

KITCHEN

10'9" x 12'1" (3.3 x 3.7)

With under stairs storage cupboard. Newly fitted Howdens kitchen with 3 year guarantee, built in electric cooker, induction hob, cooker hood above, fridge, freezer, free standing dishwasher. Radiator, double glazed window to the side.

DINING ROOM

10'9" x 7'10" (3.3 x 2.4)

With radiator, double glazed window and door with double glazed window panel leading to the rear garden.

LOUNGE

11'9" x 27'6" (3.6 x 8.4)

With two radiators and double glazed windows.

FIRST FLOOR

LANDING

15'8" x 5'6" (4.8 x 1.7)

With access to the loft space which the vendor has informed us has a ladder, light and is boarded, There is an airing cupboard housing the hot water tank.

BEDROOM 1

9'2" x 12'1" (2.8 x 3.7)

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

EN-SUITE

6'2" x 2'11" (1.9 x 0.9)

With walk in shower cubicle, wall mounted sink, low level WC and heated towel rail.

BEDROOM 2

10'9" x 8'6" (3.3 x 2.6)

With double glazed window and radiator.

BEDROOM 3

10'5" x 9'2" (3.2 x 2.8)

With double glazed window and radiator.

BEDROOM 4

7'6" x 6'10" (2.3 x 2.1)

With double glazed window and radiator.

FAMILY BATHROOM

8'6" x 7'6" (2.6 x 2.3)

White suite comprising of free standing bath, walk in shower cubicle, low level WC, with vanity unit and sink. Frosted double glazed window and heated towel rail.

GARAGE

With access to the front, side, wall mounted boiler(installed 2023 and has a 5 year year guarantee), sink. plumbing for washing machine and space for a tumble dryer.

GARDENS

FRONT - With driveway leading to the garage and the rest is laid to lawn.

REAR - With south facing garden, access to the garage, patio area and the rest is laid to lawn.

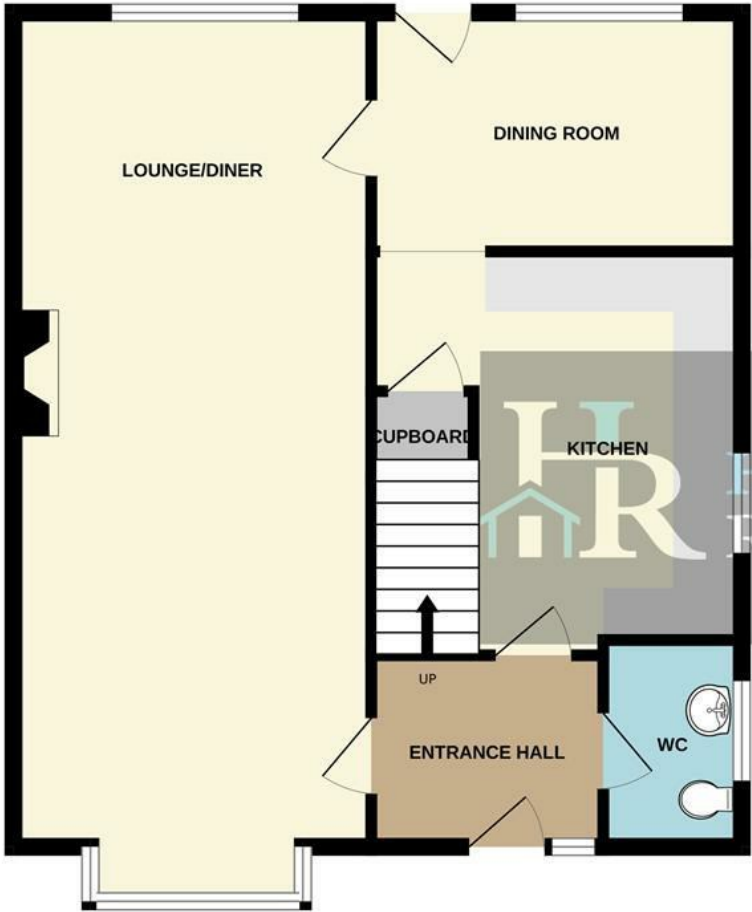


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

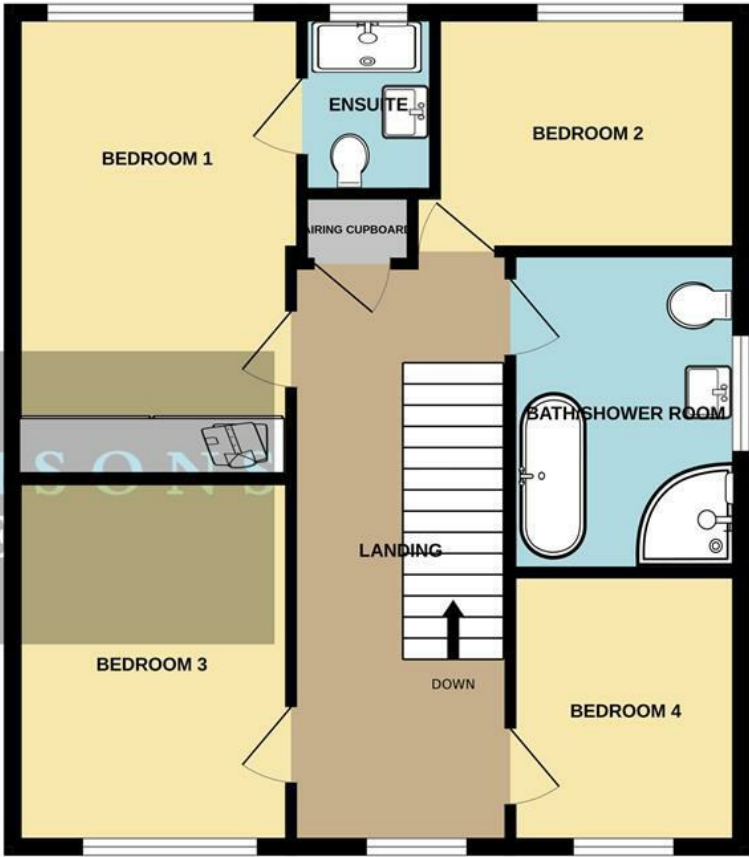
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

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.
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