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11 Drewery Drive

• Wigmore

Price: Price Range £400,000



11, Drewery Drive, , ME8 0NX

Price Range £400,000

- PRICE RANGE £400,000 TO £425,000
- SEMI-DETACHED
- BUNGALOW
- VERY SOUGHT AFTER WIGMORE LOCATION
- THREE BEDROOMS
- ENSUITE BATHROOM
- SHOWER ROOM
- CORNER PLOT
- MEDWAY COUNCIL TAX BAND D
- EPC RATING TBC

Harrisons Reeve are pleased to be marketing this SEMI-DETACHED BUNGLOW in the sought after Drewery Drive in Wigmore and a price bracket of £400,000 to £425,000.

The bungalow comprises of; porch, entrance hall, lounge, kitchen, shower room, three bedrooms, snug and en-suite bathroom.

The property has the benefit of a GARAGE and DRIVEWAY for two cars.

Medway council tax band - D EPC rating D

Please call the office to book a viewing - we are open 7 days a week and bank holidays.



PORCH

13'9" x 4'3" (4.2 x 1.3)

UPVC double glazed door leading into the porch, double glazed windows to the front/side and door leading into the entrance hall.

ENTRANCE HALL

21'7" x 4'3" (6.6 x 1.3)

With radiator.

BEDROOM 3

9'6" x 8'6" (2.9 x 2.6)

With double glazed window and radiator.

BEDROOM 2

9'10" x 9'6" (3.0 x 2.9)

With double glazed window and radiator.

SHOWER ROOM

9'10" x 4'7" (3.0 x 1.4)

With shower cubicle. low level WC, sink with vanity unit, double glazed frosted window and heated towel rail.

KITCHEN

13'5" x 9'6" (4.1 x 2.9)

With base and eye level units, double glazed window, with space for fridge/freezer and washing machine, cupboard housing the boiler, stainless steel sink and a door leading to the rear garden.

BEDROOM 1

15'8" x 9'2" (plus wardrobe) (4.8 x 2.8 (plus wardrobe))

With built in wardrobe, radiator and space currently being used as a study area.

LOBBY

10'5" x 3'11" (3.2 x 1.2)

With double glazed window.



EN-SUITE BATHROOM

8'2" x 5'10" (2.5 x 1.8)

Bath with panel to the front, low level WC, vanity unit with sink and a radiator.

LOUNGE

16'4" x 12'5" (5.0 x 3.8)

With double glazed window to the front and radiator.

GARAGE

GARDENS

FRONT - With mature trees/shrubs and the rest is laid to lawn.

REAR - With driveway for 2 cars.

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 and Ives and Co, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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