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15 Foulds Close

• Rainham, Wigmore

Price: Asking Price £475,000



15, Foulds Close, , ME8 0QF
Asking Price £475,000

- THREE BEDROOM DETACHED HOUSE
- DRIVEWAY & GARAGE
- DOWNSTAIRS WC
- GENEROUS SIZE REAR GARDEN
- BACKS ONTO KINGS FRITH PARK
- GAS CENTRAL HEATING
- MINUTES FROM THE M2 MOTORWAY
- SOUGHT AFTER WIGMORE LOCATION
- CTAX BAND: E
- EPC RATING: C

Charming three bedroom detached house located in the desirable area of Wigmore.

The house features a garage and driveway, downstairs WC, three generous size bedrooms and a well-maintained bathroom, ensuring your comfort and convenience.

One of the standout features of this property is its picturesque location, as it backs onto a lovely park perfect for dog walkers or families with children.

Don't miss the opportunity to make this delightful house your new home. Whether you're looking for a peaceful retreat or a place to create lasting memories with your loved ones, this property offers the perfect blend of comfort and convenience.

Contact us today to arrange a viewing and experience the charm of this lovely detached house for yourself.

EPC Rating: C

Porch
4'2" x 3'7" (1.29m x 1.10m)

Entrance Hall
13'9" x 8'6" (4.21m x 2.6m)

Downstairs WC
5'9" x 3'5" (1.77m x 1.05m)

Kitchen
11'7" x 9'8" (3.55m x 2.95m)

Lounge/Diner
22'6" x 15'0" (6.88m x 4.58m)

Landing
3'4" x 15'7" (1.04m x 4.77m)

Bedroom 1
11'8" x 14'11" (3.56m x 4.57m)

Bedroom 2
11'8" x 9'10" (3.56m x 3.00m)

Bedroom 3
10'10" x 9'1" (3.32m x 2.78m)

Bathroom
7'0" x 9'6" (2.15m x 2.90m)

Garden

Garage
9'9" x 15'8" (2.99m x 4.79m)

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		84
(81-91)	B		
(69-80)	C	71	
(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	

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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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