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73 The Everglades

• Hempstead

Price: Offers In Excess Of £225,000



## 73, The Everglades, , ME7 3PZ Offers In Excess Of £225,000

- PRICE £230,000
- 1 BEDROOM HOUSE
- IDEAL FIRST TIME PURCHASE
- SOUTH FACING GARDEN
- SPACIOUS OPEN PLAN LIVING
- 1 ALLOCATED PARKING SPACE
- DOUBLE BEDROOM
- CLOSE TO HEMPSTEAD VALLEY SHOPPING CENTRE, SCHOOLS AND MOTORWAY LINKS
- MEDWAY COUNCIL TAX BAND B
- EPC C

Nestled in the charming area of The Everglades, Hempstead, this beautifully presented end-terrace house is an ideal opportunity for first-time buyers. The property boasts a well-appointed reception room that offers a warm and inviting space for relaxation and entertaining with French doors leading to the SOUTH FACING rear garden. With one spacious bedroom that provides a comfortable retreat for rest and rejuvenation.

The house features a modern bathroom, ensuring convenience and comfort for daily living. Additionally, the property comes with an allocated parking space, a valuable asset in this desirable location.

Situated close to the Hempstead Valley Shopping Centre, residents will enjoy easy access to a variety of shops, restaurants, and amenities, making everyday life both convenient and enjoyable. This delightful home combines modern living with a prime location, making it a perfect choice for those looking to step onto the property ladder. Don't miss the chance to make this lovely house your new home.

Medway Council tax band B  
EPC rating C

### GROUND FLOOR

#### PORCH

4'11" x 4'3" (1.5 x 1.3)

With electric heater and opening to the lounge.

#### LOUNGE/KITCHEN

16'0" x 13'1" (4.9 x 4.0)

With French doors leading to the south facing rear garden, window to the rear and there is radiator. There is a cupboard housing the Worcester boiler - the vendor has informed us this was installed 2022. The kitchen has integrated fridge, dishwasher, freezer and washing machine and stainless steel sink. There is an electric cooker with gas hob and there is a breakfast bar.

#### FIRST FLOOR

##### LANDING

With cupboard housing the hot water tank and there is access to the loft space.

##### BATHROOM

7'6" x 5'6" (2.3 x 1.7)

With free standing bath, wall mounted sink, low level WC, frosted double glazed window and heated towel rail.

##### BEDROOM

13'1" x 9'2" (4.0 x 2.8)

With radiator and two double glazed windows.

##### GARDEN

This south facing garden has a decked area, the rest is laid to lawn and there is a side gate for access.

##### PARKING

1 allocated parking space.

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

#### Important Notice

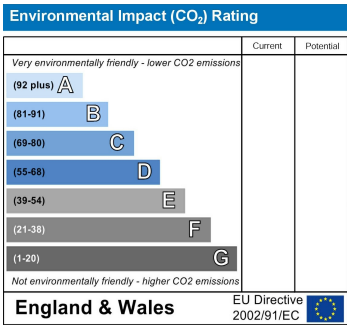
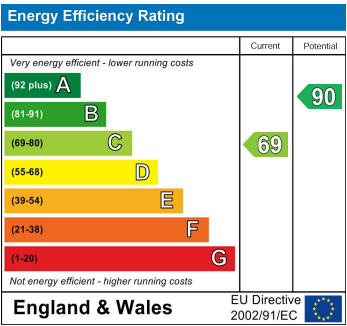
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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.



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GROUND FLOOR

1ST FLOOR



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