



21 Choir Close Wainscott

- Sought-After Wainscott Location
- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Downstairs Cloakroom & Great Size Upstairs Bathroom & Shower
- Gas Central Heating
- Double Glazing Throughout
- Rear Garden
- Allocated Parking
- Ideal for First-Time Buyers or Investors!

£290,000





A fantastic opportunity to purchase a good sized two bedroom terraced house located in the popular Wainscott area. This modern terraced house is located on a popular housing development. The house benefits include gas central heating, double-glazed windows, allocated parking.

Wainscott is a very sought after location with easy access to the M2/A2 and is within close proximity to local schools and shops. There is a great play park situated on the development with plenty of space for the kids to burn off their energy. Call us today to book your internal viewing.

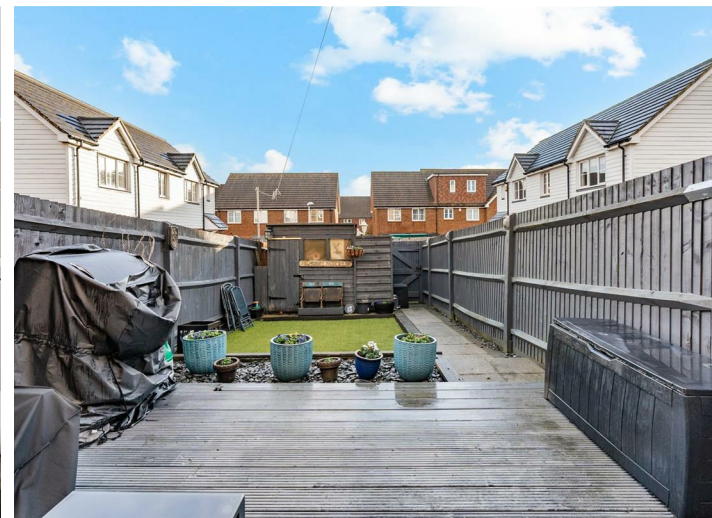
The accommodation includes: lounge/diner with staircase ascending, fitted kitchen located to the rear of the house with integrated oven and hob, downstairs cloakroom, two double bedrooms and a good size bathroom with bath and shower cubicle. Outside there is a rear garden with fenced boundaries, there is also allocated parking.

Wainscott is a small village in Rochester. The historic town of Rochester is approximately three miles away with its lively High Street being home to a variety of places to eat and drink as well as a number of architecturally important buildings including the magnificent Cathedral and Rochester Castle which dates from Norman times. Also located in the High Street is a mainline train station which provides

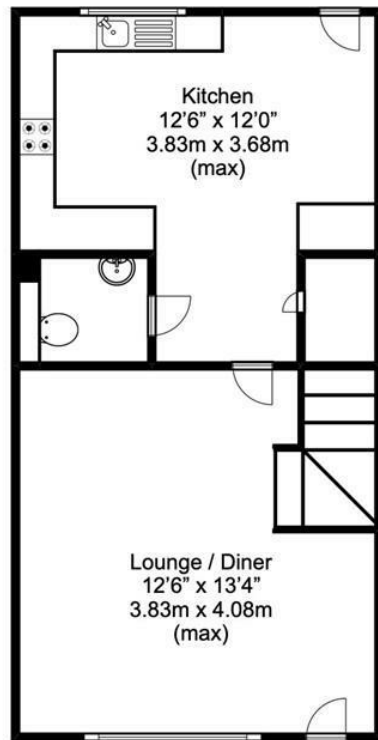




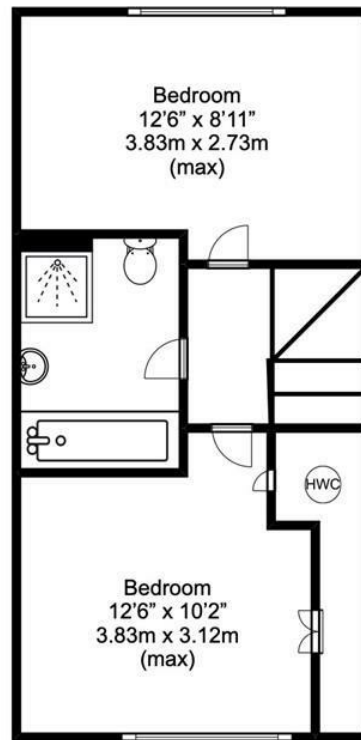
frequent fast links to various London destinations. Choir Close is well positioned for families with plenty of open walks, park, shops, and things to do with good transport links with Strood main line station just a short drive away which offers transport to London Victoria, Charing Cross, Cannon Street and a high speed service to Stratford and Ebbsfleet International. The property also offers great access links to the A2/M2 motorway networks leading to Bluewater shopping centre, London and Dover. Nearby you will find schools for all ages, local amenities and sports and leisure facilities.



Approx. total
floor area
647 SQ.FT.
60.20 SQ.M.



Ground Floor
Approx. floor area
324 SQ.FT.
30.10 SQ.M.



First Floor
Approx. floor area
324 SQ.FT.
30.10 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
105 kWh A	85
91-101 B	80
80-90 C	
69-80 D	
55-68 E	
48-54 F	
41-47 G	
35-40	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

