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www.harrisonsreeve.com



94 Birch Grove

• Hempstead

Price: £300,000



94, Birch Grove, , ME7 3RE  
£300,000

- 2 BEDROOM END TERRACE HOUSE IN POPULAR HEMPSTEAD LOCATION
- GARAGE AND PARKING SPACE TO FRONT OF GARAGE, LOCATED OPPOSITE HOUSE
- CONSERVATORY
- DOWNSTAIRS WC AND UPSTAIRS SHOWER ROOM
- NO ONWARD CHAIN!!
- EPC RATING BAND AWAITED ; MEDWAY COUNCIL TAX BAND "C"
- WALKING DISTANCE OF HEMPSTEAD JUNIOR SCHOOL
- APPROX. 30' REAR GARDEN BACKING ON TO SCHOOL FIELD
- APPROX. 773 SQ FT OF LIVING ACCOMMODATION

Nestled in the charming area of Birch Grove, Hempstead, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The property also features a well-appointed shower room, ensuring convenience for daily routines.

The end of terrace nature of the house provides a sense of privacy while still being part of a friendly community. The surrounding area is known for its pleasant atmosphere, with local amenities and parks within easy reach, making it a great place to live.

This property is not just a house; it is a place where memories can be made. With its inviting spaces and prime location, it offers a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a new rental, this home is sure to impress.

#### **Porch**

UPVc entrance dor.

#### **Lounge/Diner**

19'3" max x 11'10" (5.87m max x 3.61m)  
Double glazed window to front, 2 radiator.

#### **WC**

Low level WC and wash hand basin.

#### **Kitchen**

11'10" x 8'0" (3.63m x 2.46m)

Double glazed window to rear. A range of fitted base and eye level units with work surfaces over. Door to ;

#### **Conservatory**

11'1" x 8'8" (3.39m x 2.66m)

Double glazed door and windows to side and rear.

#### **Landing**

Access to loft space. Built in storage cupboard.

#### **Bedroom 1**

11'9" x 10'7" (3.60m x 3.24m)

Double glazed window to front, radiator.

#### **Bedroom 2**

11'11" x 8'1" (3.64m x 2.47m)

Double glazed window to rear, radiator. Built in cupboard housing boiler.

#### **Shower Room**

Double glazed window to side. Suite comprising shower cubicle, low level WC and vanity unit with inset wash hand basin. Chrome heated towel rail

#### **Exterior**

#### **Rear Garden**

Approx. 30 in depth mainly laid to lawn. Side pedestrian access.

#### **Frontage**

Mainly laid to lawn.

#### **Garage**

Located in block opposite. Metal up and over door. Parking space for 1 car to front of garage.

#### **AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons 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**

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 and the photographs may have been enhanced using photo editing software.

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

#### **Member agent**

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

#### **NB**

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company 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. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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

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GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 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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