



Forge Lane, Upchurch

Offers In The Region Of £330,000



## Key Features

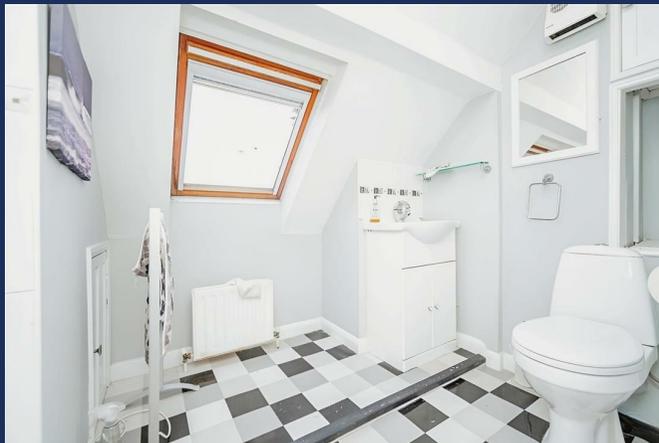
- Charming Three Bedroom Semi-Detached House
- Spacious Living Areas
- Three Generous Bedrooms
- Cash Buyers Only
- Family-Friendly Area
- Ample Parking
- Blend of Character and Modern Living
- Desirable Community Spirit
- EPC Rating E (40)
- Council Tax Band D



## Property Summary

Nestled in the charming village of Upchurch, this delightful house on Forge Lane offers a perfect blend of character and modern living. The property approximately boasts a generous 1,249 square feet of well-appointed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home features three good-sized bedrooms, including a master suite with the added luxury of an ensuite bathroom. This thoughtful layout ensures comfort and privacy for all family members.



Keep an eye out...



More Photos Coming Soon

**Lounge**  
12'5 x 13'11

**Dining Room**  
13'10 x 10'11

**Kitchen**  
10' 1 x 15'

**Utility Room**

**Utility Room Two**

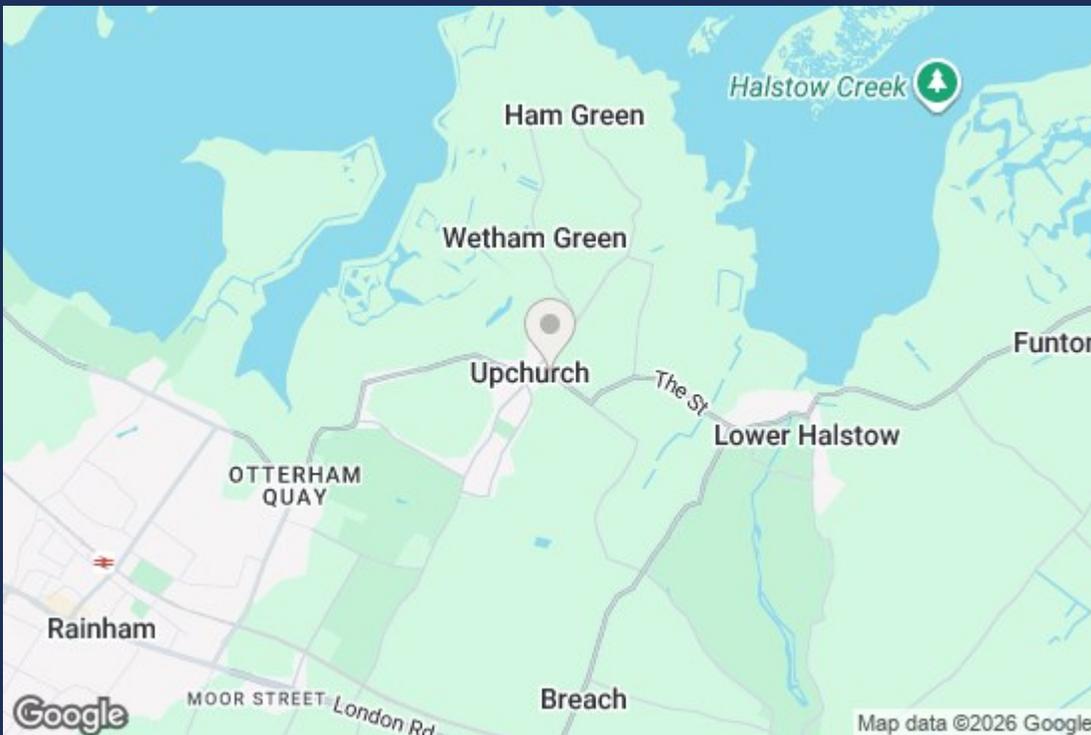
**Bathroom**

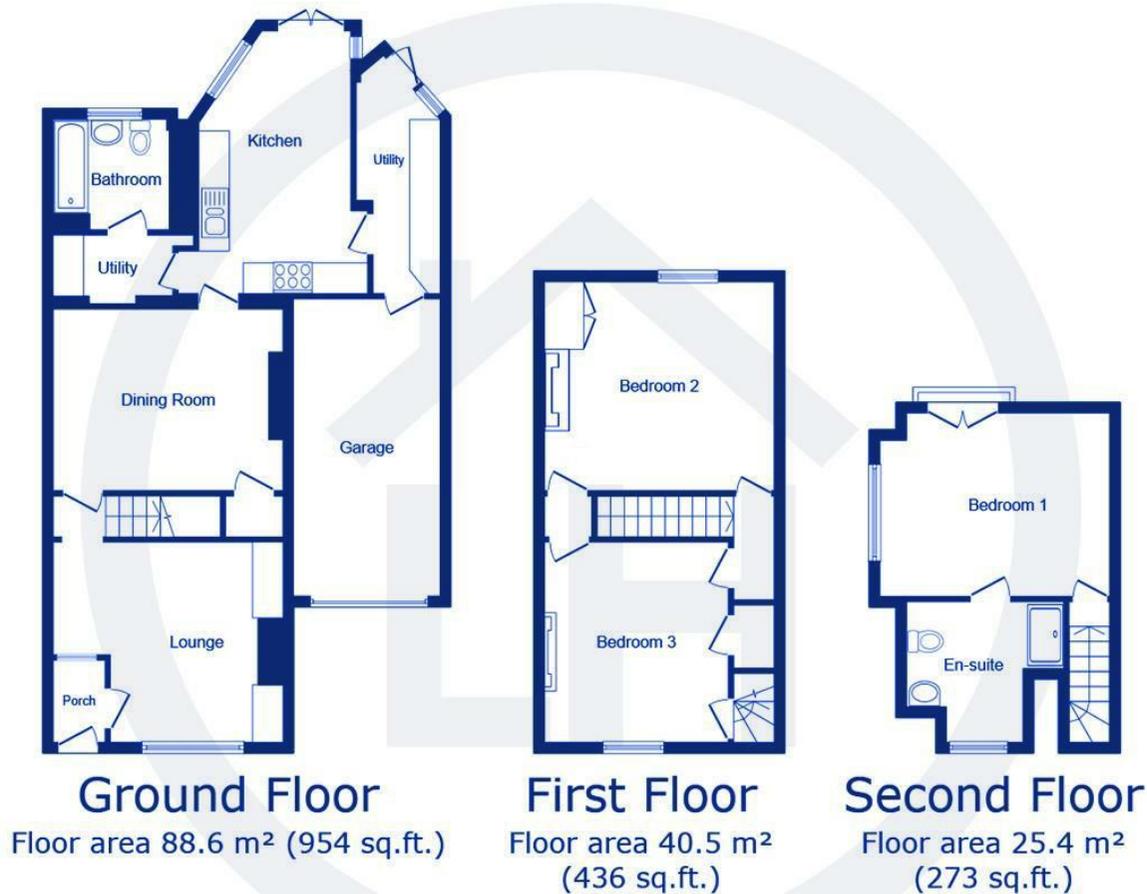
**Bedroom One**  
12' x 13'10

**Ensuite**

**Bedroom Two**  
11'2 x 11'3

**Bedroom Three**  
10'3 x 13'11





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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>	<b>40</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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>		<b>81</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		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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