

15 Invicta Drive

Hoo ME3 9UZ

£335,000

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Nestled in the charming area of Hoo, Rochester, this delightful semi-detached house on Invicta Drive presents an excellent opportunity for first-time buyers or those looking to step onto the property ladder. This is also being offered for sale on a 60% shared ownership priced at £210,000.

Upon entering, you will find a welcoming reception room that leads seamlessly into a modern kitchen/breakfast room, perfect for entertaining family and friends. The ground floor also features a convenient WC, enhancing the practicality of the living space. Upstairs, you will discover two generously sized bedrooms, providing ample room for relaxation and rest. The family bathroom is well-appointed, catering to all your needs.

The property boasts a lovely rear garden, ideal for enjoying the outdoors or hosting summer gatherings. Additionally, there is allocated parking available, ensuring convenience for residents. With a B-rated Energy Performance Certificate (EPC), this home is not only stylish but also energy-efficient, helping to keep utility costs manageable.

The council tax band is C, making it a reasonable choice for budget-conscious buyers. Freehold service charges monthly are External managing agent £42.05 Management Fee £7.08. Prior Year Balancing Charge £15.75. These costs are reviewed annually.

This semi-detached house on Invicta Drive is a fantastic opportunity for those seeking a modern home in a friendly community. Don't miss your chance to make this charming property your own. Agents note if the property was sold under shared ownership it would be leasehold. The freehold is available when the property is sold at 100% full price of £335,000







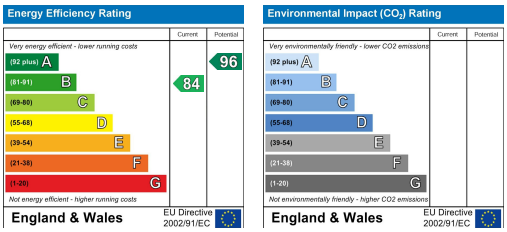
Area Map



Floor Plans



Energy Efficiency Graph



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