

Bramley Road, Snodland, ME6 5DY
Price £265,000

Page & Wells

CHARMING 2 BEDROOM RENOVATED COTTAGE. Page & Wells are proud to offer this characterful Victorian terraced house, ideally located just off the high street in Snodland. Offered CHAIN FREE the property comprises good spacious accommodation and presents an excellent opportunity for buyers looking to create their ideal home. This fabulous cottage has been lovingly restored and updated to a superb standard.

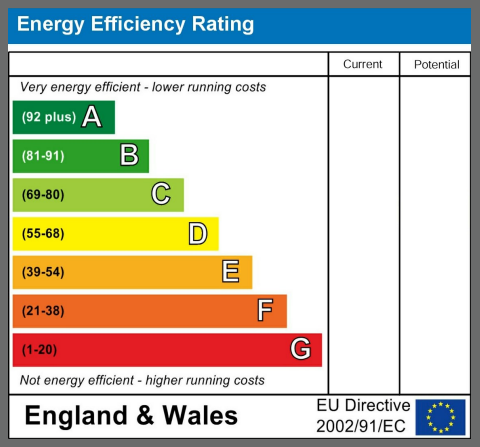
The accommodation comprises two inviting reception rooms, providing flexible living and entertaining space, with the kitchen positioned to the rear of the property with a WC to the rear. Upstairs offers two well-proportioned bedrooms full of character and updated beautifully. Through the master bedroom you will find the renovated bathroom.

Externally, the rear garden provides a pleasant outdoor space with area several areas of patio and an area ready for lawn. There are many landscaping possibilities in the garden.

This charming home is ready for you and comes with the added benefit of no forward chain. Conveniently located close to local amenities and benefitting from excellent road and rail links, the property is well suited to commuters and early viewing is highly recommended.

- **NO ONWARD CHAIN**
- **Victorian Terraced Cottage**
- **Upgraded Kitchen And Bathroom**
- **Desirable Snodland Location**
- **2 Reception Rooms**
- **Fully Renovated Throughout**
- **Both Large Bedrooms**
- **Great Size Garden**
- **EPC Rating Awaited**











LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is within walking distance and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities.
There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School &The Holmesdale School). For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

FLOORPLAN AWAITED
Freehold
Terraced Cottage
Council Tax Band C
EPC Rating Awaited
Gas Central Heating







01732 841164
larkfield@page-wells.co.uk



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

RICS

ISO 9001 CERTIFIED ORGANIZATION
Certificate No: 15220/1

Relocation agent network

THE GUILD OF PROFESSIONAL ESTATE AGENTS