



Oldfield Drive, Wouldham, Rochester, ME1 3GP
Offers In Excess Of £280,000 - £300,000



Offers In Excess Of £280,000

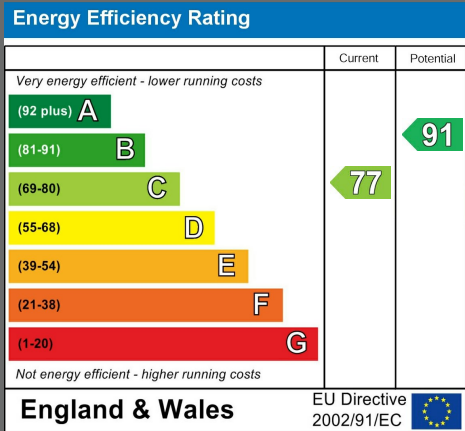
A well-presented 2-bedroom terraced house located in the popular village of Wouldham. The property offers convenient access to both the M20 and M2, as well as offering scenic walks along the River Medway or the North Downs.

Situated within a popular and established development, the house provides spacious accommodation. The ground floor features a hallway, cloakroom/WC, kitchen, and a generously sized lounge overlooking the rear garden.

On the first floor, there are two generously sized bedrooms. The principal bedroom benefits from both a double and a single built-in wardrobe, while the second bedroom includes a built-in single wardrobe. A family bathroom with a WC completes the first floor.

To the rear, the property boasts a low-maintenance garden with a timber shed. Rear pedestrian access leads to a communal parking area, where the property benefits from two allocated spaces.

- Guide Price £290,000 - £300,000
- Well Presented Terrace House
- Two Good Sized Bedrooms
- Ground Floor Cloakroom/Wc
- Good Sized Lounge
- First Floor Bathroom
- 2 Allocated Parking Spaces
- Popular Village of Wouldham
- EPC Rating C
- Council Tax Band C





LOCAL AREA INFORMATION FOR WOULDHAM

Wouldham is a rural village which sits between the base of the North Downs (Area Of Outstanding Natural Beauty) and the bank of the River Medway, with a 11th-century church, school and two public houses, The Medway Inn and The Waterman's Arms. There are an abundance of country walks and pleasant views whichever direction you travel with the North Downs being the highlight.

Although Wouldham feels a rural location, it is actually very conveniently located and over recent years been developed with Peters Village which is a new development with several phases which has been designed to be a true village, with its own community facilities. When completed, it will have its own shops, medical centre, school, and village hall with changing rooms to serve the area's playing fields. Wouldham provides easy access to both the M20 and M2 motorway networks , as well as being located approximately 8 miles from Maidstone and approximately 4 miles from Rochester.

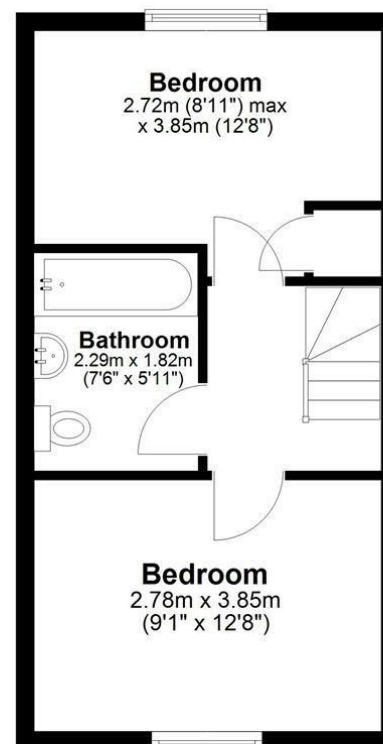
For education there is a local primary school, and secondary including grammar and private educational opportunities located in Maidstone. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band C
EPC Rating C
Double Glazing
Gas Central Heating
Boiler Installed Approx August 2024
Loft
2 Allocated Parking Spaces
£446.89 Service Charge



First Floor



Ground Floor



Total area: approx. 59.7 sq. metres (642.3 sq. feet)

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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

