



## 25 Dogwood Close

Lordswood ME5 8XW

**Offers Around £210,000**



Situated in the charming Dogwood Close, Chatham, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built in 1990, this property boasts a well-designed layout, encompassing a comfortable amount square feet of living space.

The home features a welcoming entrance area that seamlessly flows into a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings. The fitted kitchen is both practical and inviting, making meal preparation a pleasure. The first-floor bathroom adds convenience to daily routines, while the spacious double bedroom offers a peaceful sanctuary for rest and relaxation.

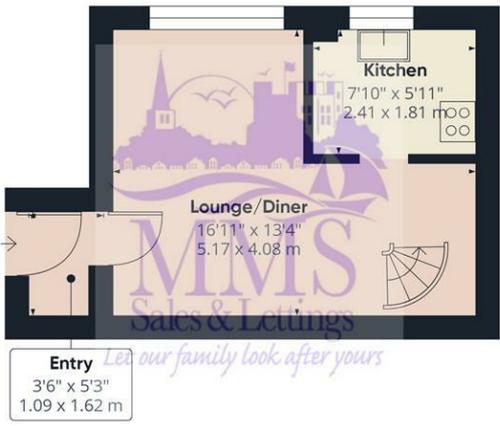
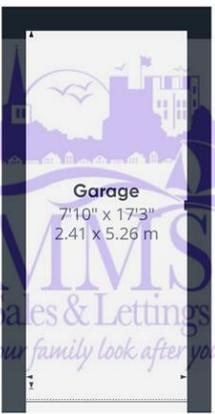
One of the standout features of this property is the freehold status, providing you with complete ownership and flexibility. Additionally, the house comes with a garage and a designated parking space, ensuring that you will never have to worry about parking in this sought-after area. Although the private garden is not directly attached to the house, it offers a lovely outdoor space to enjoy the fresh air and sunshine. Located in the desirable Lordswood village, this home is surrounded by a variety of amenities, making it an ideal starter home for those looking to settle in a vibrant community. There is also excellent motorway link to the M2 and M/20 making your travel journey a breeze. With a council tax band B, this property is not only affordable but also offers great value for money. In summary, this charming one-bedroom house in Dogwood Close is a perfect blend of comfort, convenience, and community, making it an excellent choice for anyone looking to embark on their homeownership journey.



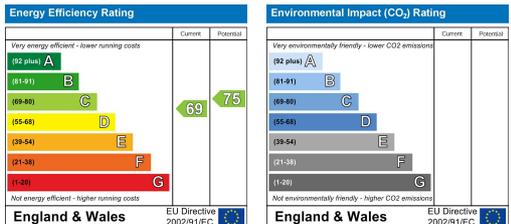
## Area Map



## Floor Plans

 <p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	 <p style="text-align: center;"><b>Floor 1</b> Building 1</p>	 <p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b> 596 ft<sup>2</sup> 55.5 m<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b> 22 ft<sup>2</sup> 2.1 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Ground Floor</b> Building 2</p>	<p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">Reduced headroom ----- Below 5 ft/1.5 m</p> <p style="font-size: small;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right; font-size: x-small;">GIRAFFE360</p>	

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.