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www.harrisonsreeve.com



2 Edwards Close

• Wigmore

Price: Offers In The Region Of £400,000



2, Edwards Close, , ME8 0PB
Offers In The Region Of £400,000

- 3 BEDROOM SEMI DETACHED BUNGALOW IN SOUGHT AFTER WIGMORE LOCATION
- NO ONWARD CHAIN!!
- DRIVEWAY FOR 2/3 CARS AND GARAGE
- LOW MAINTENANCE REAR GARDEN OF APPROX. 30' IN DEPTH
- OFFERING FURTHER POTENTIAL INTERNALLY & EXTERNALLY, SUBJECT TO PLANNING PERMISSION
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "D"
- GOOD SIZE SHOWER ROOM, POTENTIAL TO RE-DEVELOP
- LOUNGE/DINING ROOM

Porch
UPVC entrance door, Aluminium door to:

Entrance Hall
Access to loft space.

Bedroom 3
11'0" x 7'9" (3.37m x 2.38m)
Window to front, radiator.

Bedroom 2
8'8" x 8'0" (2.65m x 2.45m)
Window to side, radiator.

Bedroom 1
9'11" x 9'2" (3.03m x 2.80m)
Window to side, radiator, built in wardrobes.

Shower Room
12'9" x 4'11" (3.89m x 1.52m)
Window to side. Suite featuring shower cubicle, vanity unit with inset sink unit and low level WC. Radiator.

Lounge/Dining Room
23'5" x 11'1" (7.14m x 3.40m)
Sliding patio doors to conservatory. 2 upright radiators.

Kitchen
12'9" x 6'11" (3.89m x 2.11m)
Door to rear garden, window to rear. Fitted base and eye level units with work surfaces over.

Conservatory

Exterior

Rear Garden
Approx. 30' in depth mainly laid to paved patio with borders to sides.

Garage
Up and over door.

Driveway
Providing off road parking for 2/3 cars

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

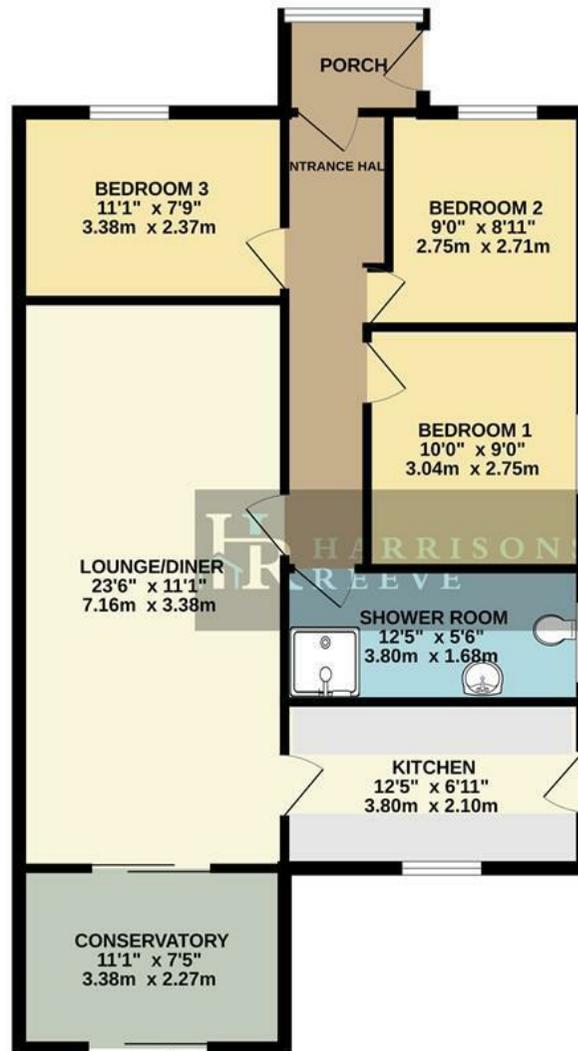
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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