



# Nightingale Drive

Wouldham ME1 3XQ

Guide Price £330,000



COUNTRY HOMES

## Wouldham ME1 3XQ

Situated in a popular modern residential development in the desirable area of Peters village, is this 2 bedroom immaculate mid terraced house is offered for sale CHAIN FREE.

This newly built home features 2 bedrooms, a family bathroom, a separate lounge and an attractive kitchen with integrated appliances and a downstairs cloakroom. It has a good size lounge/diner which opens on to the rear garden and 2 allocated parking space with a generous amount of visitor bays.

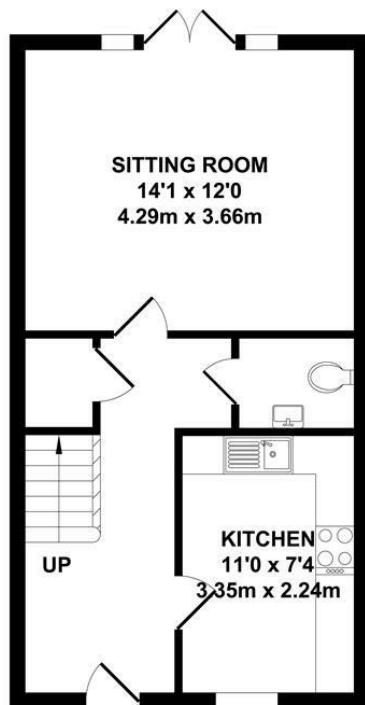
Wouldham is a small village with a primary school and local shops. The historic city of Rochester is a short drive away as are the excellent motorway links to the the M20 and M2 and Snodland station which provides access to London stations.

We feel this property needs to be viewed to be fully appreciated, call today to arrange your visit.

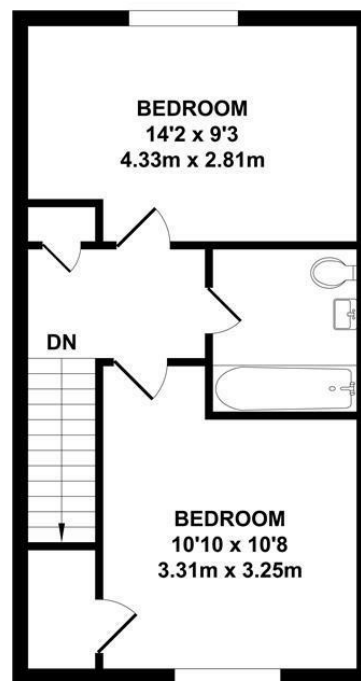
Don't miss out, call now to view!

- CHAIN FREE
- Close to schools
- Close to train station
- Close to M2
- Close to shops





**GROUND FLOOR**  
APPROX. FLOOR AREA  
387 SQ.FT.  
(35.95 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
387 SQ.FT.  
(35.95 SQ.M.)

**TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.90 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		97
	B	85	
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



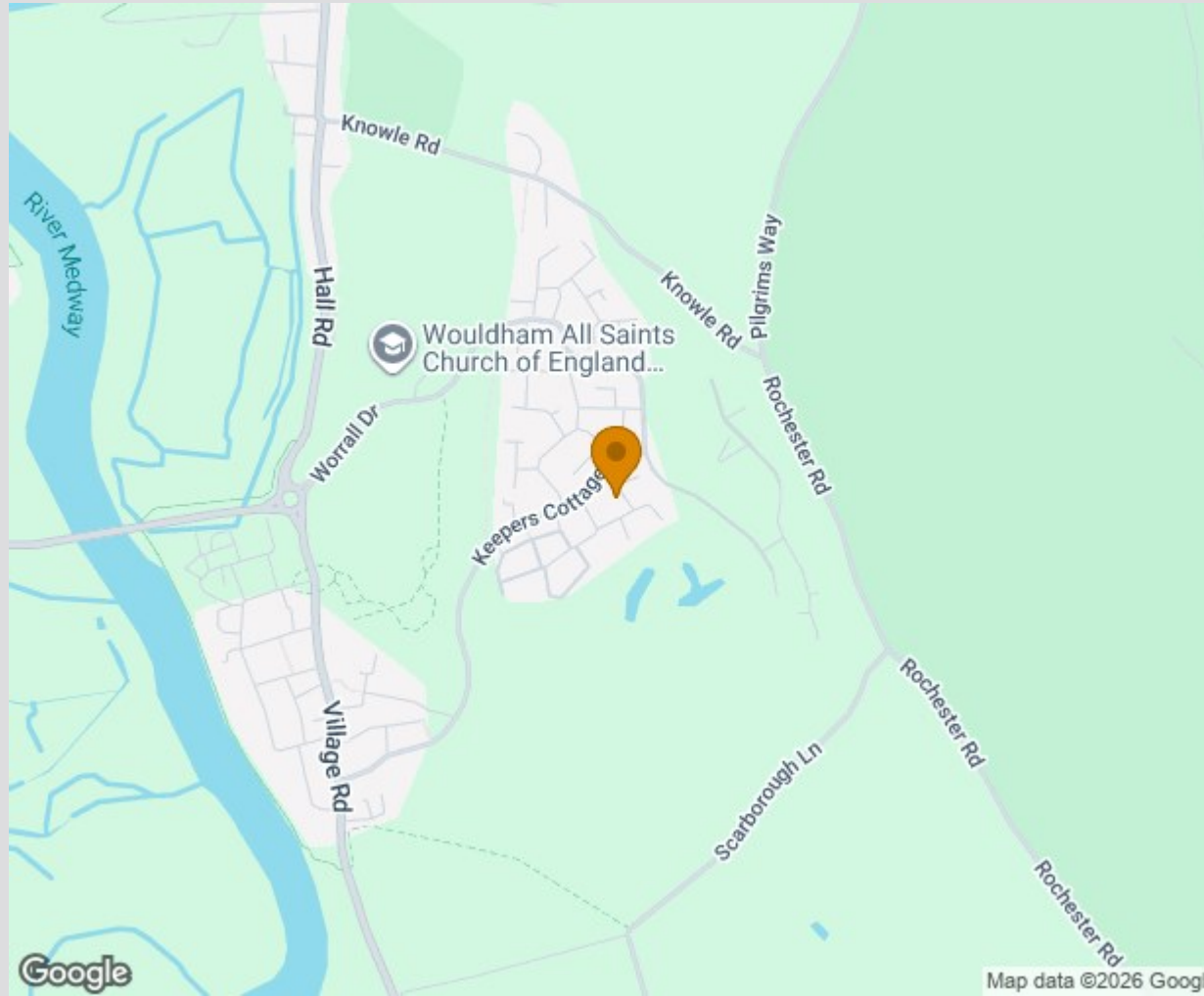


## Location Map

Tenure: Freehold

Council tax band: C

Charges  
Management Charge - £207 bi-annually  
Reviewed Annually



TO VIEW CONTACT: 01622 94 22 22 [allington@khp.me](mailto:allington@khp.me)

[www.khp.me](http://www.khp.me)



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